



Foreign Missions Center Section 106 Consultation Meeting

United States
Department of State

Section 106 Consultation Meeting
Offices of EYP
Washington, DC

February 26, 2014





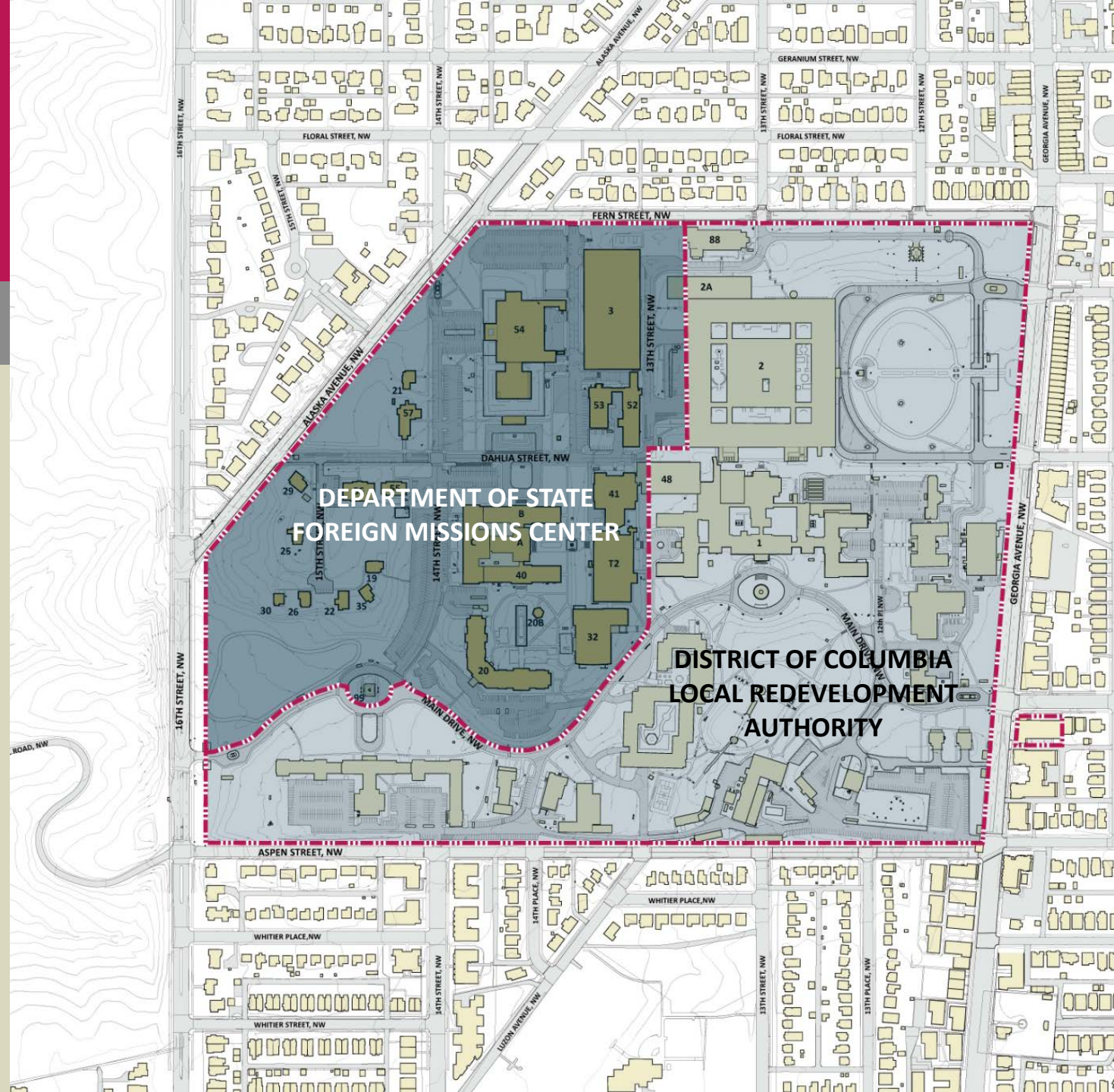
Agenda

- Welcome and Introduction
- Overview of the Proposed Undertaking
- The Section 106 Process and Consultation Meetings
- Overview of Documentation Compiled by DoA
- The Draft EIS Cultural Resources Components
- Comments from the Consulting Parties
 - Archaeology
 - Buildings and other Structures
 - Historic District
 - Master Plan
- Next Steps



WRAMC

BRAC





FMC Program of Requirements

Vision for the new Foreign Missions Center

The Department of State intends to develop the campus for leasing lots to foreign missions for the express purpose of building chanceries. As the developer, DOS will manage the leases and maintain common land areas, primarily streets and sidewalks.

Permitted Uses

The primary permitted use for the lots in the FMC is the construction of chanceries. A ***Chancery*** as defined by the Foreign Missions Act is "...the principal offices of a foreign mission used for diplomatic or related purposes, and annexes to such offices (including ancillary offices and support facilities)."



FMC Program of Requirements

Goals for the new Foreign Missions Center

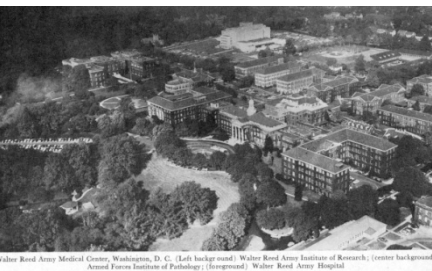
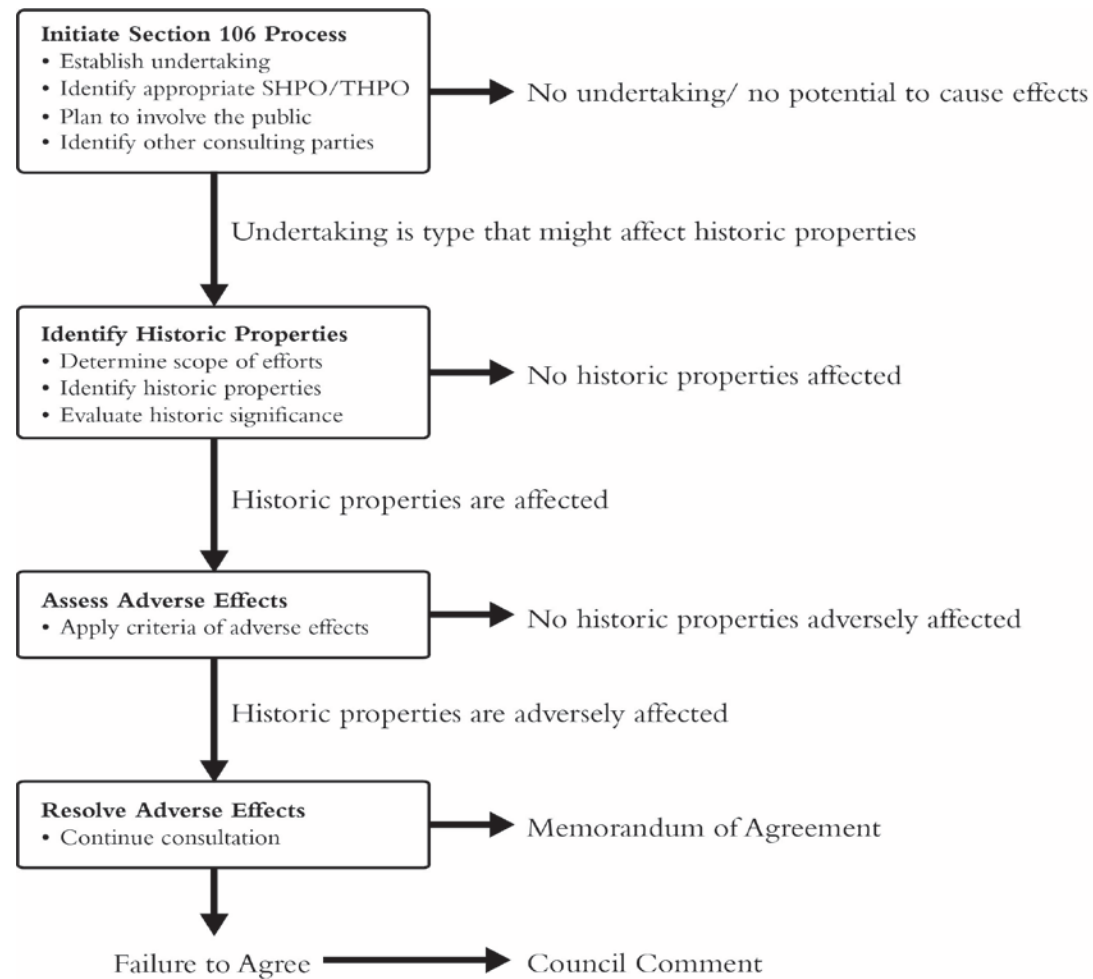
- Enhance U.S. Department of State's efforts to gain new sites for U.S. consulates and embassies overseas through reciprocity agreements;
- Accommodate chanceries on a consolidated campus promoting safety and protection of diplomatic facilities as mandated by the Vienna Convention on Diplomatic Relations and authorized in the 1982 Foreign Missions Act;
- Support the Department of State's commitment to sustainable design and reduction of carbon footprint;
- Create a cost-neutral development for the FMC on the former Walter Reed Army Medical Center campus;
- Support desire of foreign missions to build significant facilities that reflect the character and ethos of their native architectures;
- Optimize land use and strive to maximize "sellable" land to ease the burden of the cost model.



The Section 106 Process



The Section 106 Process





DoA- Section 106

BRAC Section 106



- Closing WRAMC- as an **undertaking** requires Section 106 review
- Transfer to the LRA requires Section 106 review - covers the entire campus
- Army Historic Properties Assessment Report (November 3, 2011)
- Programmatic Agreement (January 2013)
 - Archaeological Identification and Treatment (Phase IA, IB, II)
 - National Register, DC Inventory Application
 - Photographic Documentation
 - Interpretive Materials
 - Existing Condition Reports



DOS- Section 106

FMC Section 106



- DOS Initiated the Section 106 Process – July 2012
 - Historic Properties identified (confirmation of DoA assessment)
 - Scope of effort identified (preferred alternative selected)
 - Adverse effects identified
-
- NEPA Compliance - Draft EIS issued (public comment period through March 31)



Identifying Historic Resources



Contributing Resources

Buildings:

19, 21, 22, 25, 26, 29, 29A, 30, 35, 40, 41, 52, 53, 54, 57

Feature:

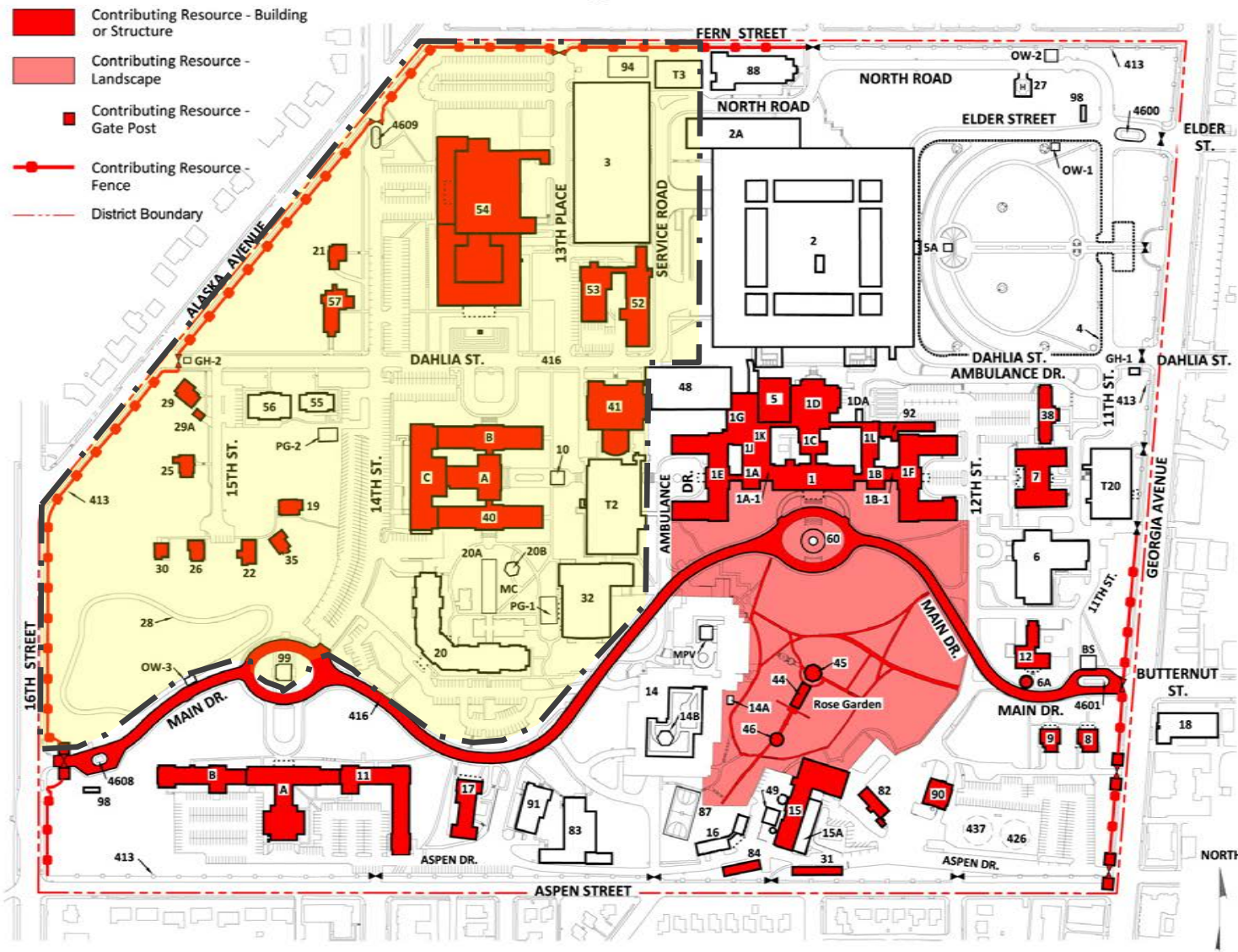
Fence and Gate Posts

Landscape:

Main Drive



MAP 1: WRAMC Eligible Historic District - 1909 to 1956



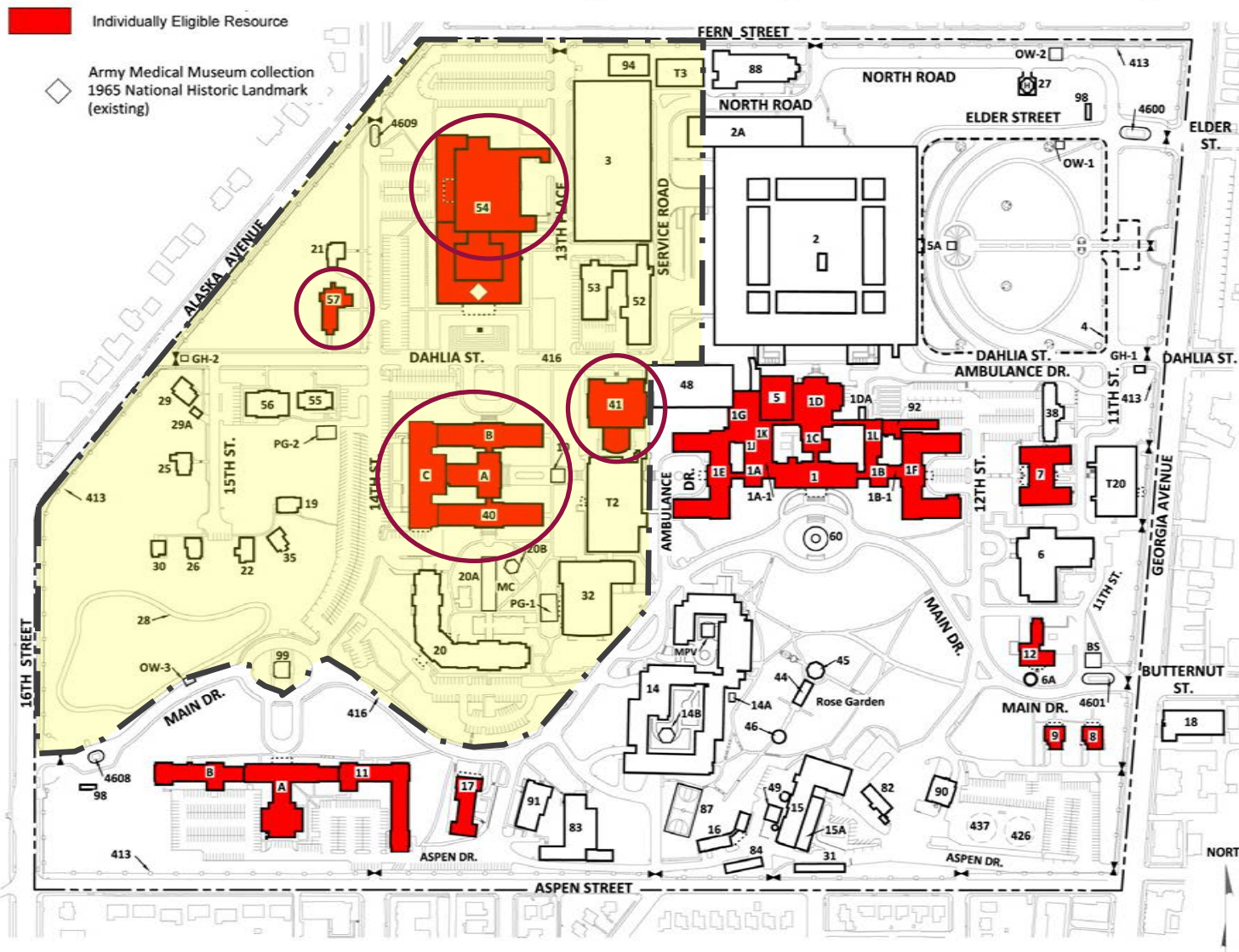


Individually Eligible

- Building 40
- Building 41
- Building 54
- Building 57



MAP 2: Individually NRHP Eligible WRAMC Buildings



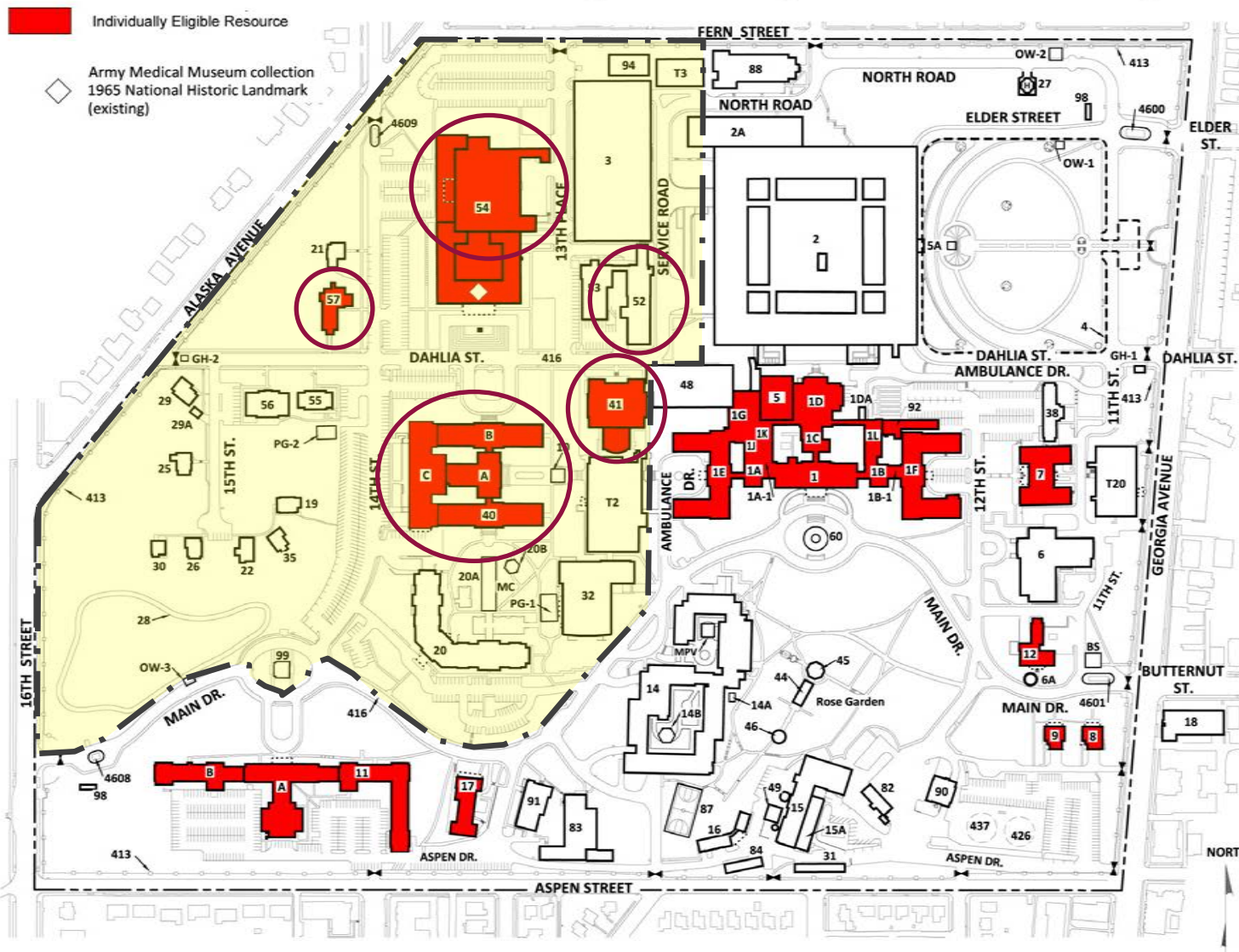


Individually Eligible

- Building 40
- Building 41
- Building 54
- Building 57
- Building 52



MAP 2: Individually NRHP Eligible WRAMC Buildings





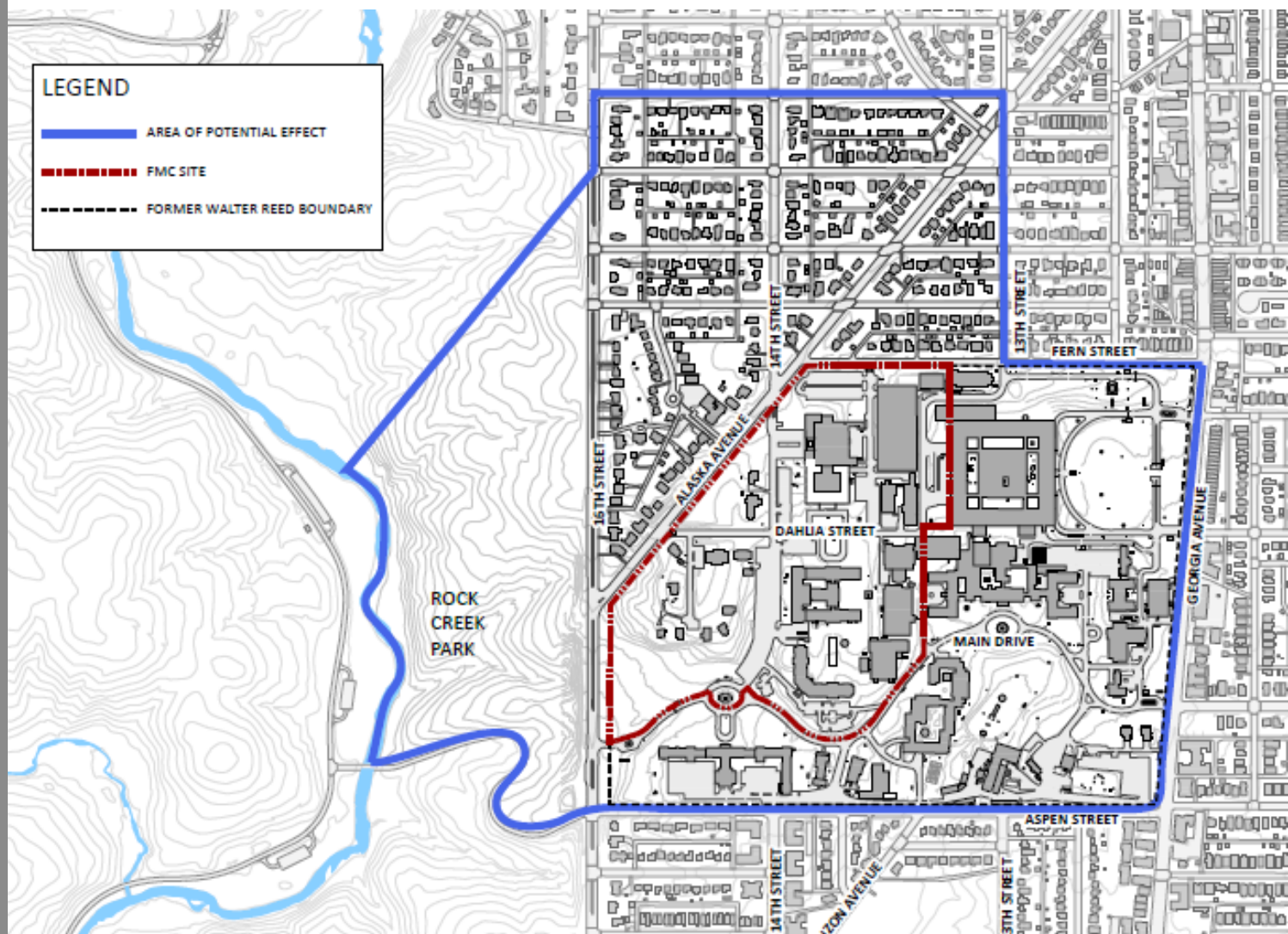
Analysis of Historic Resources



Analysis of Historic Significance

Area of Potential
Effect for
Historic Resources

Area of Potential
Effect for
Archaeological
Resources

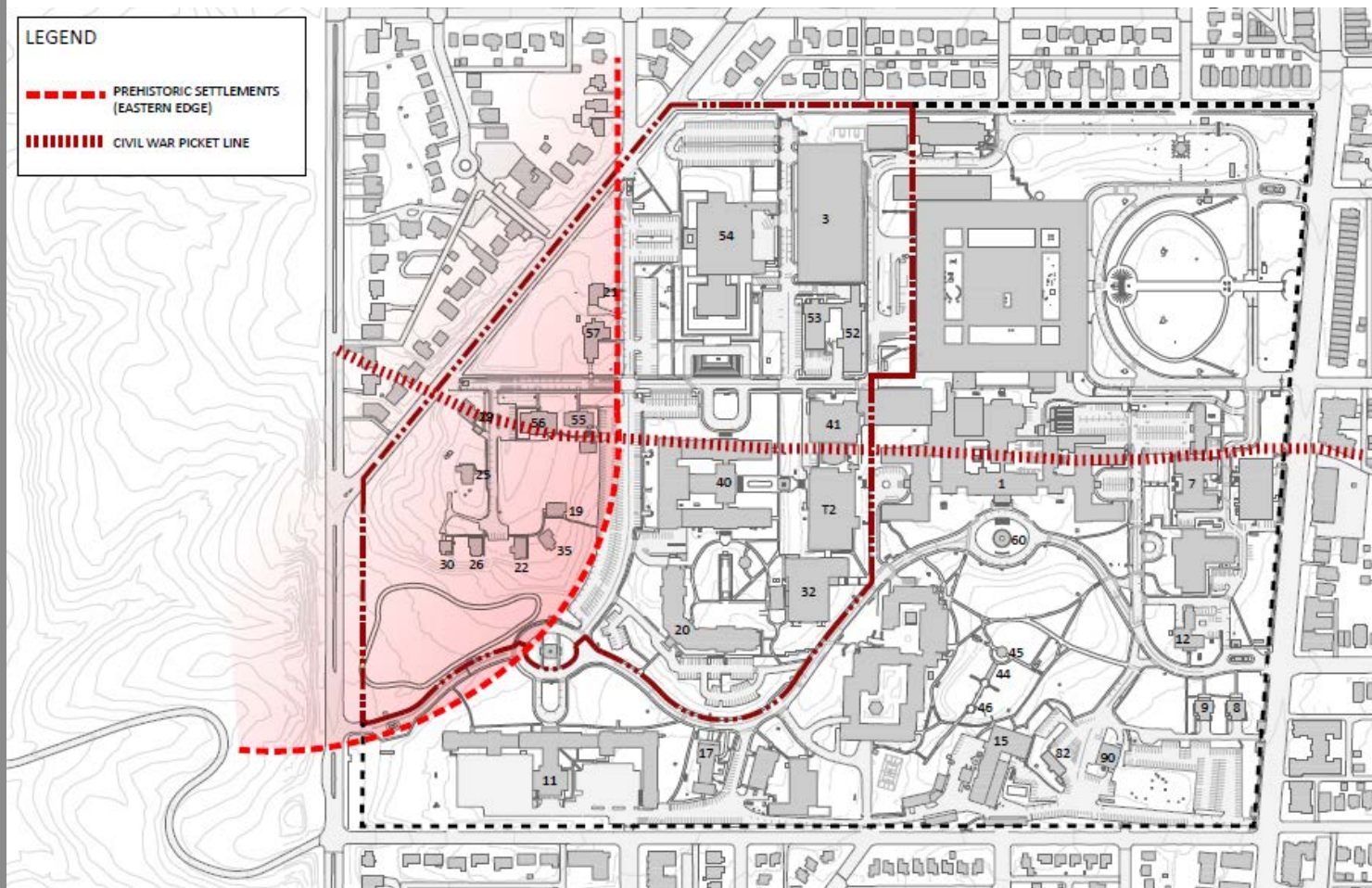




Analysis of Historic Significance

Potential for
Prehistoric
Deposits (shaded)

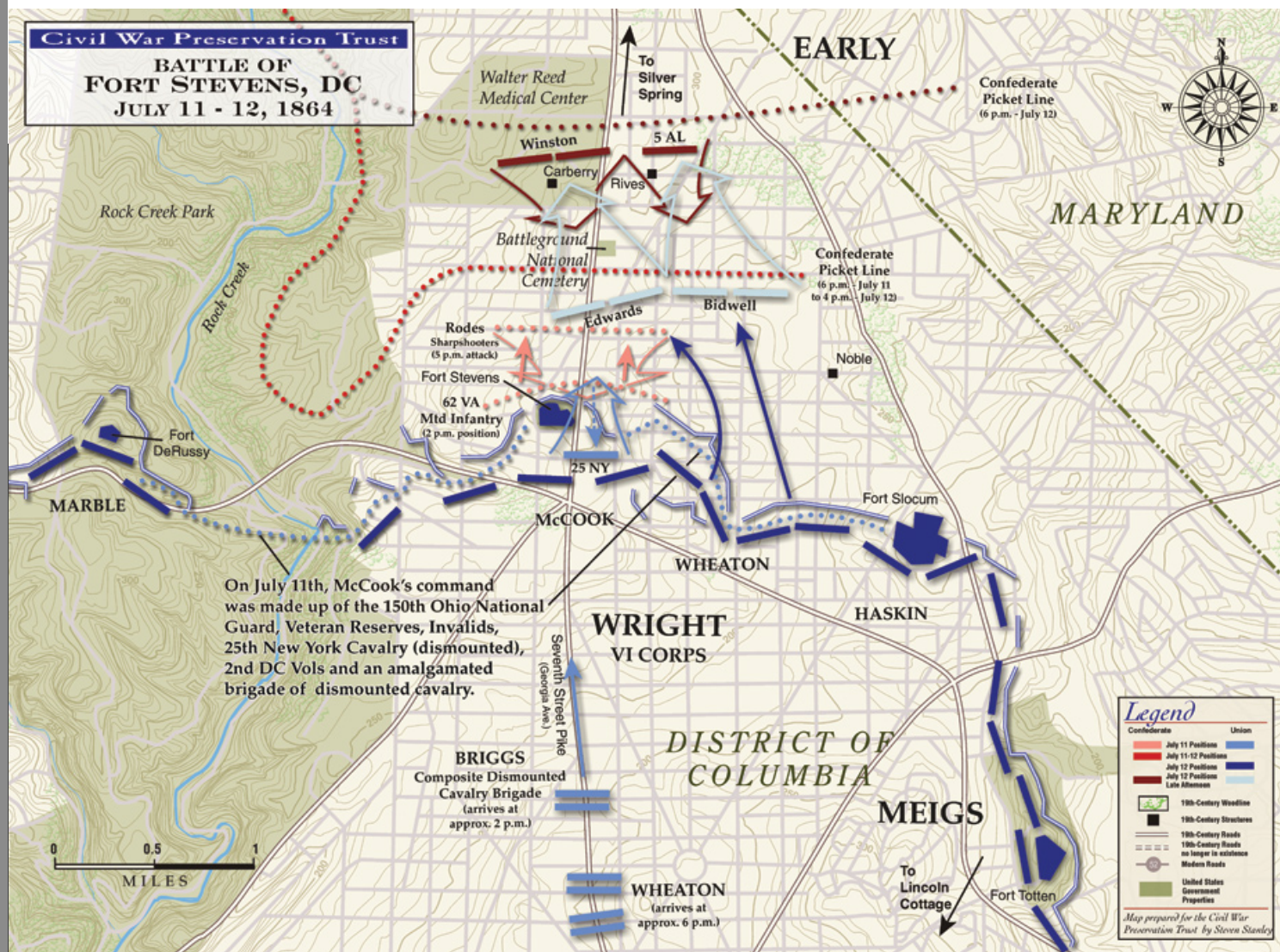
Historic
Archaeology
Civil War Activity





Analysis of Historic Significance

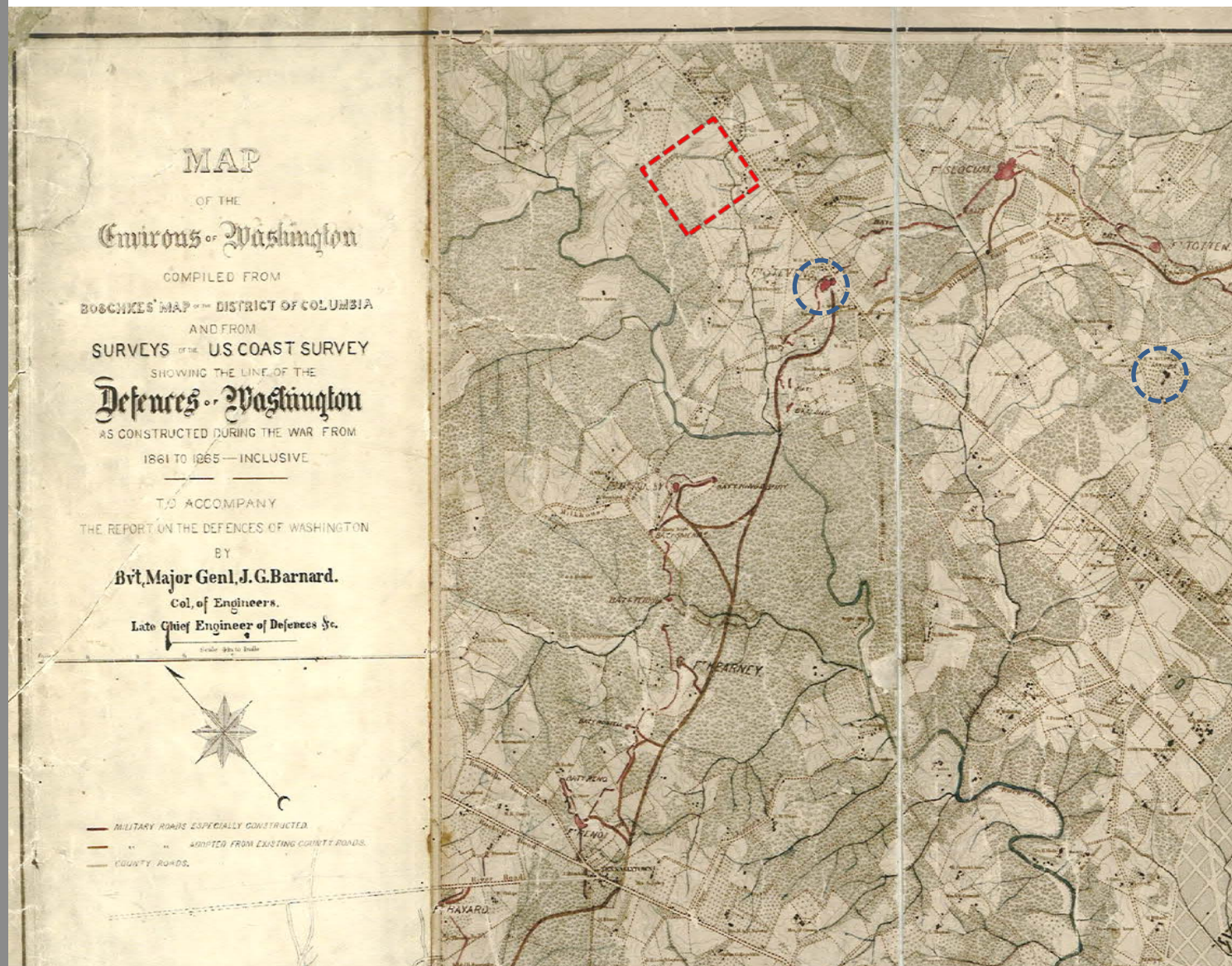
Battle Map
July 11- 12, 1864
Battle of Fort
Stevens





Analysis of Historic Significance

Map of the
Defenses of
Washington
1861 to 1865





Analysis of Historic Significance

Fort Stevens
Views Looking
North and East

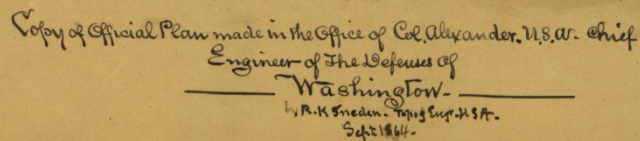
TOUR OF THE CIVIL WAR DEFENSES OF WASHINGTON, D. C. - Sheet #12



Fort Stevens overlooking Seventh Street Pike (Georgia Ave.)

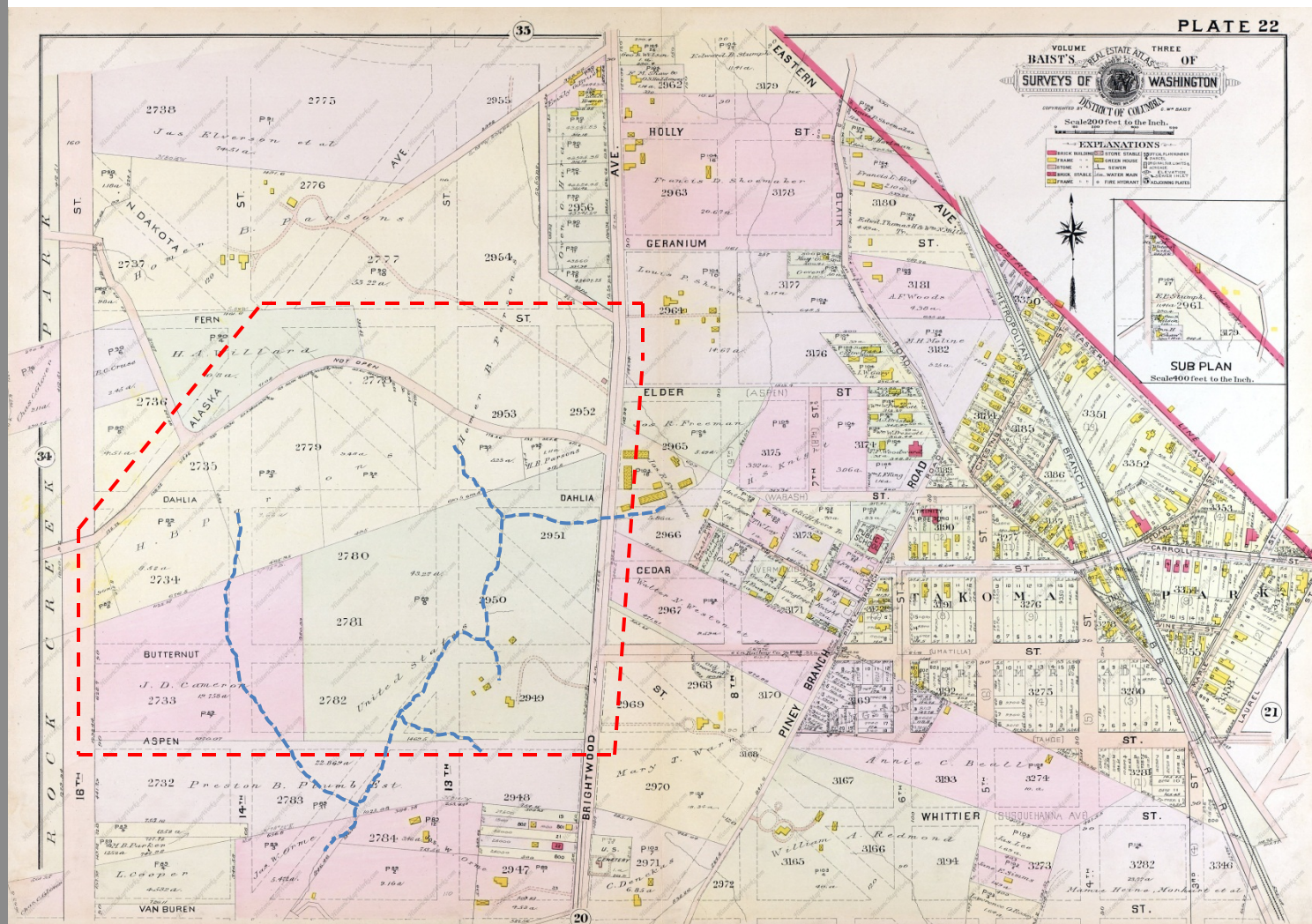


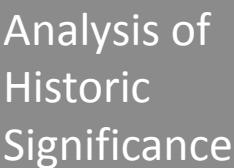
Drill at Fort Stevens during the Civil War



Analysis of Historic Significance

Baist Atlas Map
1907- Vol 3





Baist Atlas Map
1907- Vol 3
with
Existing Storm
Drainage





Building Adaptive Reuse Analysis

Building Adaptive Reuse Analysis Charrette

Building Adaptive Reuse Evaluation Criteria

Define potential reuse/repurpose opportunities for buildings on the DOS portion of WRAMC campus. Evaluation standards include:

Building condition

Historic significance

Architectural quality

Potential for reuse as a chancery/Options for Adaptive Reuse

Programmatic

Cost

Lot development efficiency





Building Adaptive Reuse Analysis

Existing Conditions / Reuse Potential Summary - Buildings

No.	Building Name	Year Built	Area GSF	Architecture		Mechanical / HVAC		Electrical		Plumbing		Life Safety		Structural		Evaluation Score																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
				Exterior	Interior																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
				Exterior Wall System	Roofing	Windows	Site Accessibility	Finishes	Doors	Accessibility	Historical Significance of Interior						Reuse Potential	Heating System/Controls	A/C System	Piping System/Insulation	Bathroom Ventilation	Code Compliance	Reuse Potential	Electrical Service Equipment	Panel-boards/Feeders	Interior Lighting	Branch Circuits/Devices	Emergency Generator	Code Compliance	Reuse Potential	Plumbing Fixtures	Piping	Domestic Water System	Drainage Systems	Code Compliance	Reuse Potential	Suppression Systems	Standpipe Systems	Fire Alarm System	Code Compliance	Reuse Potential	Foundations & Drainage	Slabs on Ground	Walls & Vertical Framing Member	Elevated Floor Framing	Roof Framing	Lateral Force Resisting System	Reuse Potential																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
3	Rumbaugh Garage	1993	340,875	2	3	3	1	3	3	3	3	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3

Condition	
1	Excellent
2	Good
3	Fair
4	Poor
5	Failing
	Not Applicable

● Contributing Resource

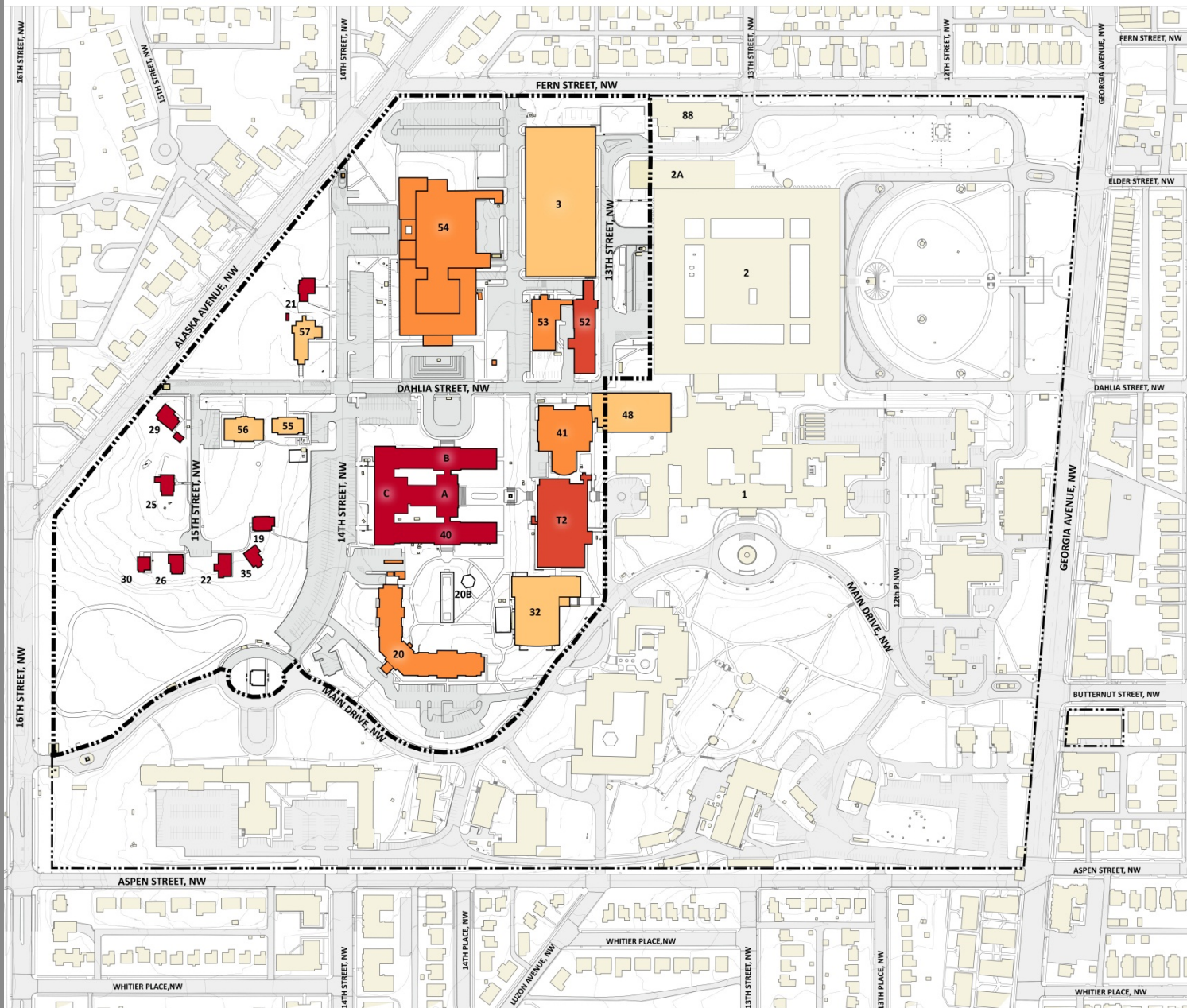
★ Individually Eligible Resource

Existing Buildings Condition Assessment



Building Adaptive Reuse Analysis

Existing Buildings Condition Assessment



GOOD TO AVERAGE CONDITION
AVERAGE TO FAIR CONDITION
FAIR TO POOR CONDITION
POOR TO FAILING CONDITION



Foreign
Missions
Center

Historic
Significance of
Resources



Section 106 Process – 7 Aspects of Integrity for Assessing Impacts

- Location
- Setting
- Design
- Materials
- Workmanship
- Feeling
- Association

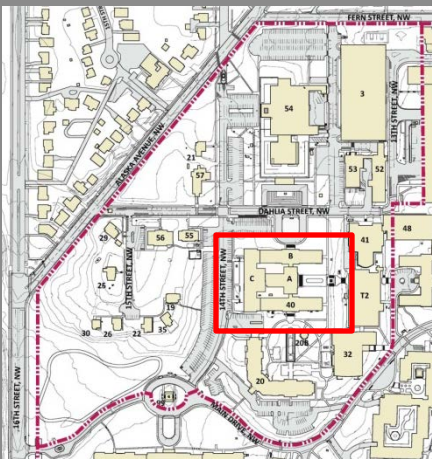
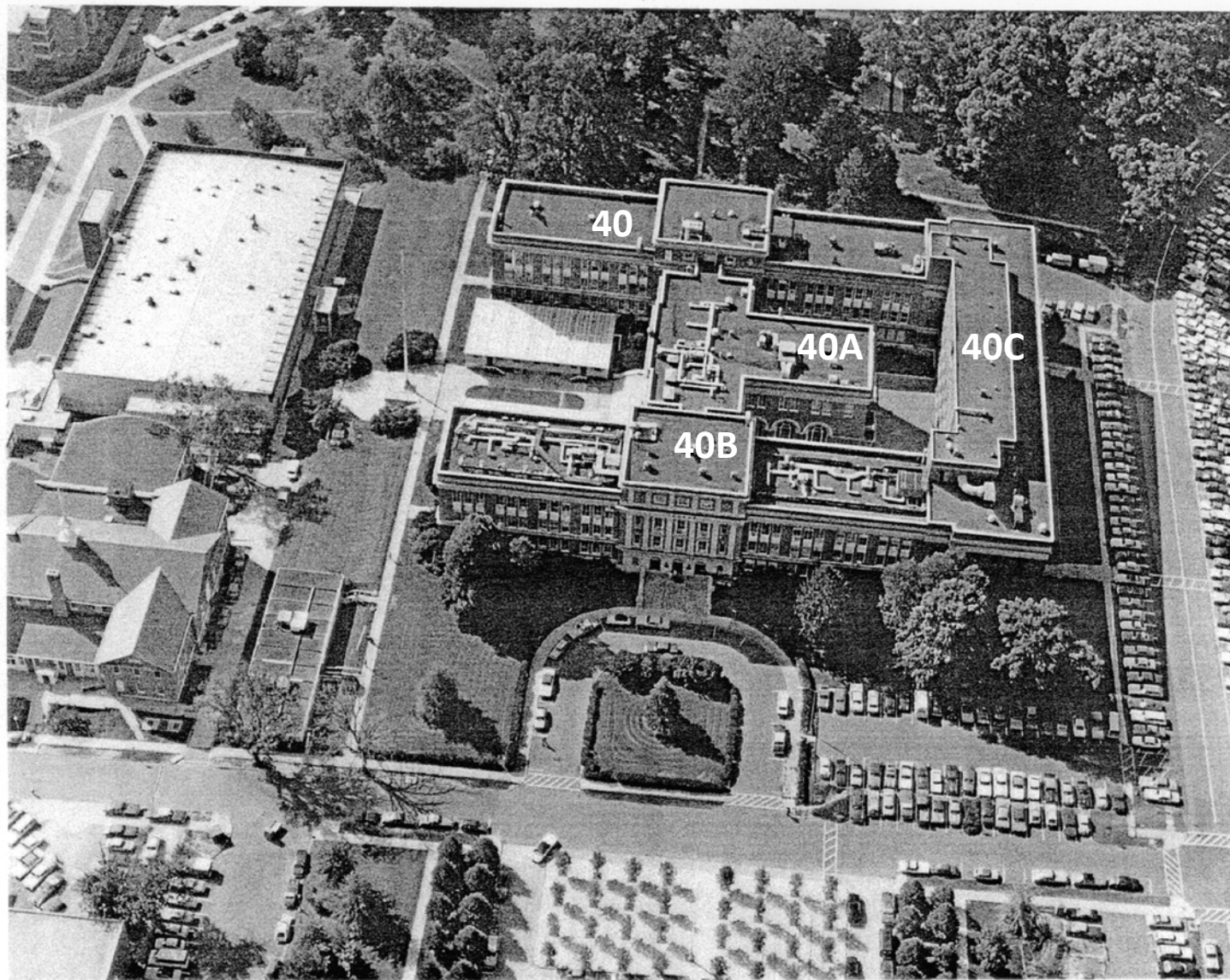


Foreign Missions Center

Historic Significance of Resources

Building 40

WRAIR



1923 Building 40
1932 Buildings 40A & 40B
1962 Building 40C



Foreign
Missions
Center

Historic
Significance of
Resources

Building 40

WRAIR



Building 40 Army Medical School (AMS); Walter Reed Army Institute of Research (WRAIR)

VACANT (medical research laboratory, auditorium,
administrative building)

1923 Building 40 Craig

1932 Building 40A Sternberg

1932 Building 40B Vedder

1962 Building 40C Siler

Building 40 housed the Walter Reed Army Institute of Research (originally the Army Medical School), responsible for many of the most important medical advances associated with the WRAMC. It is a signature buildings of the 1920s, a period of significant design and construction at the WRAMC.

The areas of significance for the district are architecture and design (National Register Criterion C) and historic association with a notable institution (Criterion A), in the field of military medicine.



Foreign
Missions
Center

Historic
Significance of
Resources

Building 40

WRAIR



Building 40 Army Medical School (AMS); Walter Reed Army Institute of Research (WRAIR)

Eligibility: Individually and contributes to NRHD

Significance: Architecture, Military, Medicine – A, C

1). *Criterion A:* History as the location for 75 years of one of the Army's premier medical institutions The accomplishments of the AMS and WRAIR as particularly strong aspects of the district's historic significance

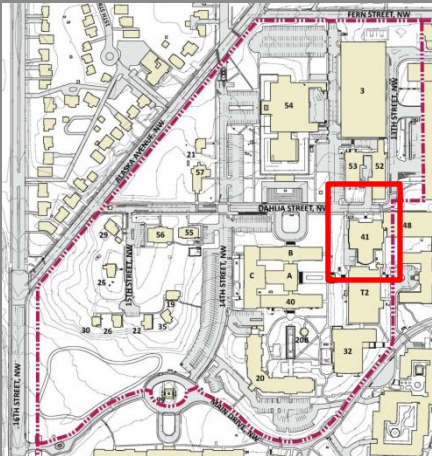
2). *Criterion C:* The Classical Revival architecture of the three earliest building wings conveys the function, and contributes strongly to the character and coherence of the eligible historic district.



Foreign
Missions
Center

Historic
Significance of
Resources

Building 41
Red Cross
Building



1927
South Elevation



1944
Solarium Addition



Foreign
Missions
Center

Historic
Significance of
Resources

Building 41

Red Cross
Building



Building 41 – Red Cross Building

Built 1927; addition 1944 solarium; Alts. 2001

Eligibility: Individual and Contributing.

Significance: Architecture, Military, Medicine - A, C

The American Red Cross Building was built in 1927 and became the location for many social and recreational functions for patients being rehabilitated at Walter Reed. The building recently housed the Chaplain School and a variety of health and social support functions. Many nationally famous entertainers have performed on stage in the balconied cathedral ceiling main hall which is a significant interior. A time capsule is believed to be within the cornerstone of the 1927 building.



Foreign
Missions
Center

Historic
Significance of
Resources

Building 41

Red Cross
Building



Building 41 – Red Cross Building

Significance: Building 41 is within the 1909-1956 WRAMC Historic District period of significance. It is significant under:

- 1). *Criterion A:* Military area as community service function. Is significant in the medical area for various clinical, hospital, and community functions.
- 2). *Criterion C:* Quality of its Georgian/Colonial Revival style integrated into overall post design theme contributing to the WRAMC Historic District.
- 3). Building 41 is also individually eligible under *Criterion C* as a significant example of Colonial Revival. Style.

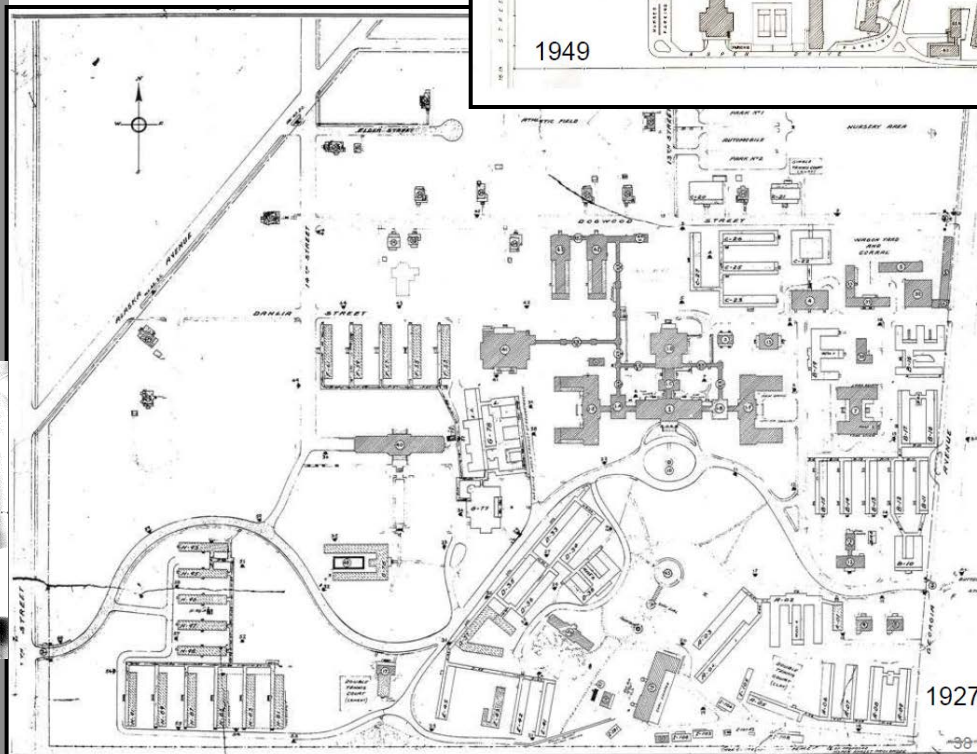
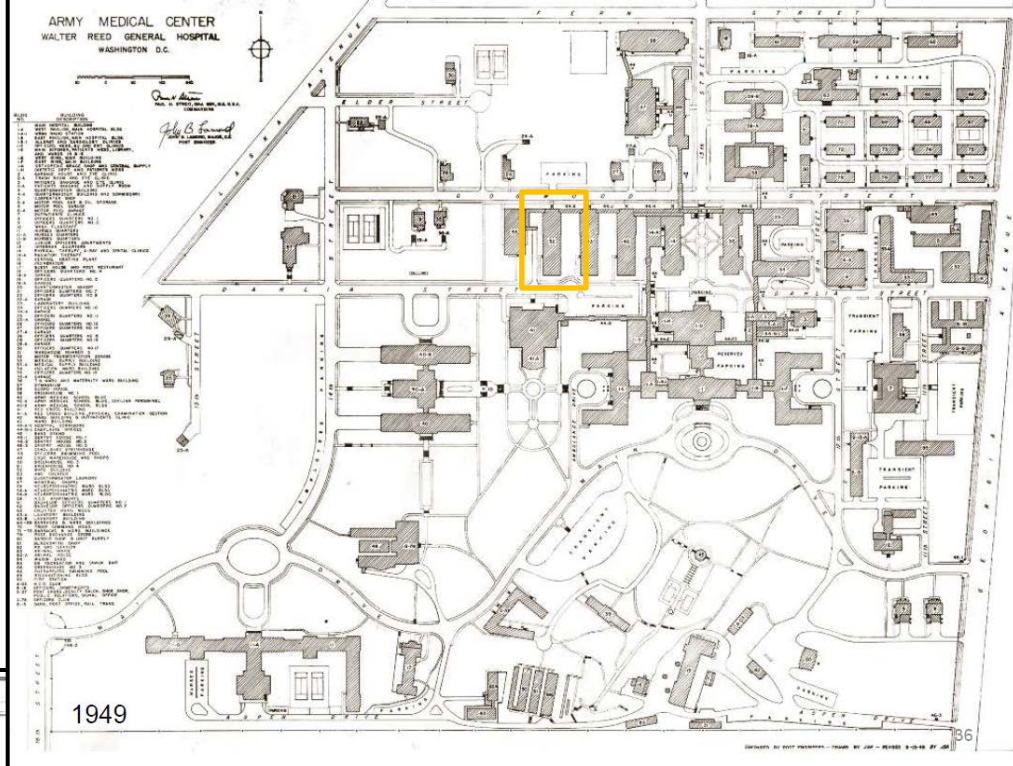


Foreign Missions Center

Historic Significance of Resources

Building 52

Hospital Ward





Foreign
Missions
Center

Historic
Significance of
Resources

Building 52

Hospital Ward



Building 52 – Hospital Ward Present Medical Warehouse, Outpatient Clinic

Built 1930; Arcades in-filled 1952, 2004 cardiac care clinic renovation

Eligibility: Recommended Individual; Contributes to NRHD.

Significance: Architecture, Military, Medicine - A, C

1. *Criterion A:* Sole remaining example of phalanx of 1930 hospital ward buildings
2. *Criterion C:* Handsome Georgian Revival articulated frame, classical colonnade with limestone trim over ground floor arcade.
3. In-filled porches present opportunity for enhanced façade glazing, which would be closer to original character

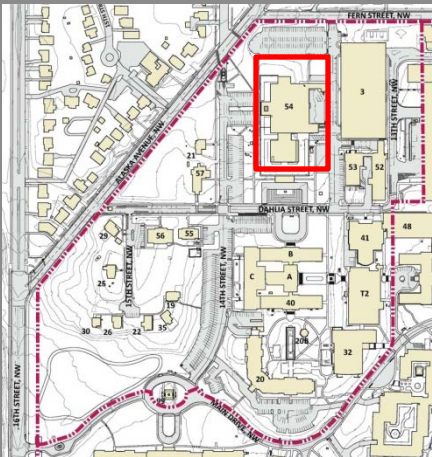


Foreign Missions Center

Historic Significance of Resources

Building 54

AFIP



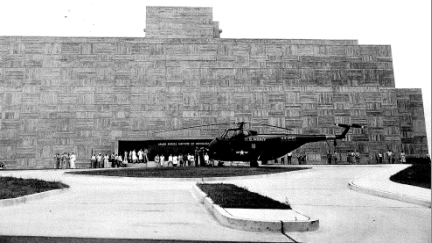


Foreign
Missions
Center

Historic
Significance of
Resources

Building 54

AFIP



Building 54 – Armed Forces Institute of Pathology

Built 1955; addition 1972 – National Museum of Health and Medicine

Eligibility – 1955 Structure: Individual and Contributing to NRHD.

Significance: Architecture, Military, Medicine - A, C

1. *Criterion A:* First structure built by unified Armed Forces
2. *Criterion A:* Internationally important facility for research into the causes, process and effects of disease
3. *Criterion A, C:* Only modern, Cold War era facility within NRHD
4. *Criterion C:* Excellent and early (1955) example of “Brutalist” concrete construction in an institutional setting
5. *Criterion C:* Board formed concrete patterning of facades is unique and significant
6. *Criterion C:* Stepped massing on east elevation and glazed porch contribute to significance

The National Museum of Health and Medicine *Collection only is a National Historic Landmark (1965)*. The 1972 Addition itself is not considered to be a contributing structure to the WRAMC NRHD and not of individual significance.

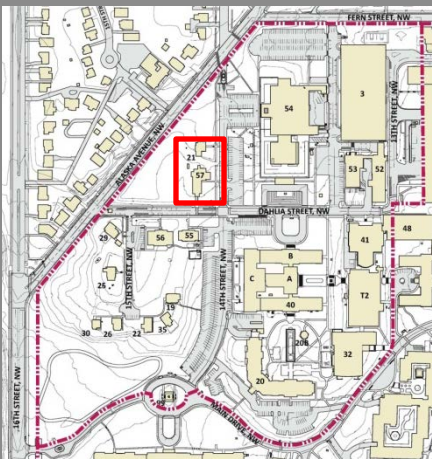


Foreign Missions Center

Historic Significance of Resources

Building 57

Memorial Chapel



.A. Dedication services for the Memorial Chapel were held on May 21, 1931. Among the visitors were Mrs. Herbert Hoover, the Secretary of War, Mrs. Patrick J. Hurley, and Mrs. Woodrow Wilson.

Source: Pierce Collection



Foreign
Missions
Center

Historic
Significance of
Resources

Building 57

Memorial Chapel



Building 57 – Memorial Chapel

Built 1931

Eligibility: Individual and Contributes to NRHD

Significance: Architecture, Military – A, C

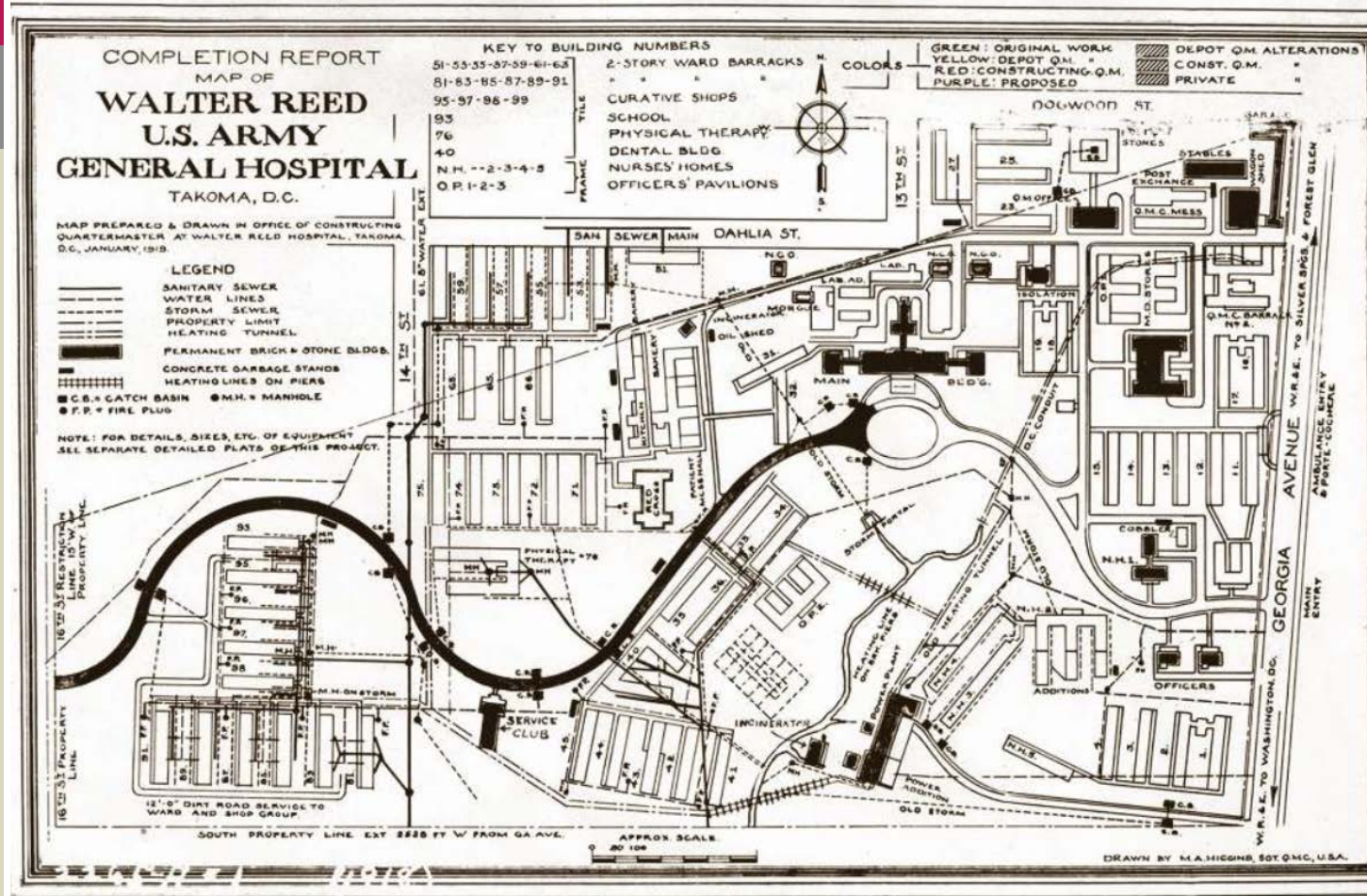
1. *Criterion A:* Significant as the first and only Post/Hospital chapel
2. *Criterion A:* Significant as a built, successful example of a community fund raising (Red Cross Gray Ladies) effort
3. *Criterion C:* Significant as the only work of Gothic revival architecture on an otherwise Georgian revival and modern campus
4. *Criterion C:* Significant as a good example of English Country Gothic parish church style of architecture



Foreign Missions Center

Historic Significance of Resources

Main Drive

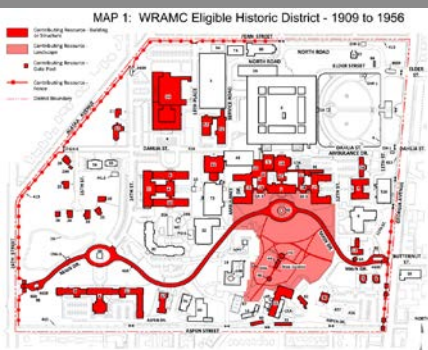




Foreign Missions Center

Historic Significance of Resources

Fence & Gate Posts





Foreign
Missions
Center

Historic
Significance of
Resources

Main Drive

Fence & Gate
Posts

Main Drive

Built 1909, 1918, 1933

Fence and Gate Posts

Built 1924- 1956

Eligibility: Contribute to NRHD

Significance: Military, Landscape Design, Architecture -A, C

1. *Criterion A:* Representative of the development of WRAMC
2. *Criterion C:* Significant as elements that integrate the campus with the landscape
3. *Criterion C:* Significant elements that create a sense of a “campus”



Analysis Summary - Buildings

No.	Building Name	Year Built	Area GSF	Historic Resource Reuse															
				Eligib.	Criterion		Aspects of Integrity												
				Individually eligible	Contributing resource			Events	People	Design/Construction	Information	Location	Setting	Design	Materials	Workmanship	Feeling	Association	Assessment for Historic Reuse
3	Rumbaugh Garage	1993	340,875	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	5
19	Officer's Quarters	1920	3,758	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	3
20	Mologne House	1997	95,600	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	5
21	Officer's Quarters #7	1915	4,170	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	3
22	Officer's Quarters #8	1919	4,188	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	3
25	Officer's Quarters #11	1919	5,344	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	3
26	Officer's Quarters #12	1920	4,214	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	3
29	Officer's Quarters #16	1918	5,389	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	3
30	Officer's Quarters #17	1915	3,642	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	3
32	Wagner Sports Center	2004	35,525	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	5
35	Officer's Quarters #19	1915	3,636	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	3
40	WRAIR	1924	246,271	Y	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	1
41	Old Red Cross Building	1927	50,023	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y	Y	N	N	N	2
48	Chiller Plant	1961	16,637	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	5
52	Medical Warehouse and Clinic	1930	31,717	N	Y	Y	N	Y	N	Y	Y	Y	N	N	N	Y	Y	Y	2
53	AFIP Theater/ Conference Cen	1950	17,464	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	Y	3
54	AFIP	1955	348,866	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	1
54	AFIP Addition (South Portion)	1965	55,595	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	3
55	Fisher House 2	1996	5,240	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	5
56	Fisher House 3	2004	11,474	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	5
57	Memorial Chapel	1931	6,632	Y	Y	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	2
T2	Medical Center Brigade	1972	71,340	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	5

Assessment	
1	Excellent
2	Good
3	Fair
4	Poor
5	Failing
x	Not Applicable
Responses to Questions	
Y	Yes
M	Maybe
N	No

Good potential for Historic Reuse	1
	2
Moderate potential for Historic Reuse	3
	4
Poor potential for Historic Reuse	5

Foreign
Missions
Center

Historic
Significance

Analysis
Summary



Building Adaptive Reuse Analysis

Analysis Summary - Buildings

No.	Building Name	Year Built	Area GSF	Physical Condition Reuse										Historic Resource Reuse										Aesthetic Quality Issues		Programmatic Reuse Evaluation		Cost Reuse Evaluation		Lot Develop		TOTAL																
				Disciplines										Eligib.		Criterion		Aspects of Integrity																														
				Architectural	Mechanical	Electrical	Plumbing	Fire Protection	Structural	Assessment for Physical Reuse					Individually digitize Contributing resource	Events	People	Design/Construction	Information	Location	Setting	Design	Materials	Workmanship	Fabrication	Association	Assessment for Historic Reuse		Representational image for foreign mission?	Representational image for FMC?	Aesthetic qualities of building?	Assessment for Aesthetic Quality		Building size appropriate?	Building Use Appropriate?	Compliant with Foreign Mission Act?	Parking Available?	Assessment for Programmatic		High Cost to repurpose as chancery	Medium cost to repurpose as chancery	Low cost to repurpose as chancery	Assessment for Cost Reuse		Is existing lot efficient?	Assessment for Lot Efficiency	TOTAL	
				1	1	2	1	3	2	2	2	2	2	2	N	N	N	N	N	N	N	N	N	N	N	N	5	3	N	M	N	3		N	Y	Y	Y	Y	1	Y	Y	Y	Y	Y	1	Y	1	17
19	Officer's Quarters	1920	3,758	5	4	4	4	5	5	4				N	Y	N	N	N	N	N	N	N	N	N	N	Y	3	M	M	N	3		N	M	M	Y	3	Y	5	5		N	5	23				
20	Mologone House	1997	95,600	2	2	2	2	2	2	2				N	Y	N	N	N	N	N	N	N	N	N	N	Y	3	N	M	N	5		Y	Y	Y	Y	1	Y	Y	3	3		N	5	21			
21	Officer's Quarters #7	1915	4,170	3	3	5	4	5	4	4				N	Y	N	N	N	N	N	N	N	N	N	N	Y	3	M	M	N	3		N	M	M	Y	3	Y	5	5		N	5	23				
22	Officer's Quarters #8	1919	4,188	4	3	5	4	5	4	4				N	Y	N	N	N	N	N	N	N	N	N	Y	3	M	M	N	3		N	M	M	Y	3	Y	5	5		N	5	23					
25	Officer's Quarters #11	1919	5,344	5	5	4	4	5	4	4				N	Y	N	N	N	N	N	N	N	N	N	Y	3	M	M	N	3		N	M	M	Y	3	Y	5	5		N	5	23					
26	Officer's Quarters #12	1920	4,214	5	5	5	4	5	5	5				N	Y	N	N	N	N	N	N	N	N	N	Y	3	M	M	N	3		N	M	M	Y	3	Y	5	5		N	5	24					
29	Officer's Quarters #16	1918	5,389	2	4	4	4	5	3	3				N	Y	N	N	N	N	N	N	N	N	N	Y	3	M	M	N	3		N	M	M	Y	3	Y	5	5		N	5	22					
30	Officer's Quarters #17	1915	3,642	5	5	5	4	5	5	5				N	Y	N	N	N	N	N	N	N	N	N	Y	3	M	M	N	3		N	M	M	Y	3	Y	5	5		N	5	24					
32	Wagner Sports Center	2004	35,525	2	2	1	1	1	2	2				N	Y	N	N	N	N	N	N	N	N	N	Y	5	Y	Y	Y	1		Y	Y	Y	Y	2	Y	Y	3	3		Y	1	14				
35	Officer's Quarters #19	1915	3,636	5	5	5	5	5	5	5				N	Y	N	N	N	N	N	N	N	N	N	Y	3	M	M	N	3		N	M	M	Y	3	Y	5	5		N	5	24					
40	WRAIR	1924	246,271	4	5	5	5	5	4	5				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1	M	Y	Y	3		M	Y	M	Y	3	Y	5	5		N	4	21					
41	Old Red Cross Building	1927	50,023	2	2	2	3	2	2	2				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	1	Y	Y	Y	1		Y	Y	Y	Y	2	Y	Y	3	3		Y	1	11				
48	Chiller Plant	1961	16,637	5	1	5	2	5	3	3				N	N	N	N	N	N	N	N	N	N	N	N	5	N	N	N	5		N	N	N	M	5	Y	5	5		N	5	28					
52	Medical Warehouse and Clinic	1930	31,717	3	3	4	4	3	3	3				N	Y	Y	N	Y	Y	Y	Y	Y	N	Y	Y	2	Y	Y	Y	1		M	Y	M	Y	3	Y	5	5		Y	1	13					
53	AFIP Theater/ Conference Center	1950	17,464	3	2	4	4	2	2	3				N	Y	Y	N	N	N	N	N	N	N	N	Y	3	N	M	N	5		N	M	N	M	4	Y	5	5		Y	1	21					
54	AFIP	1955	348,566	5	2	3	3	3	2	3				Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y	Y	1	M	M	Y	3		N	M	N	M	4	Y	5	5		N	5	21					
54	AFIP Addition (South Portion)	1965	55,595	5	2	3	3	3	2	3				N	N	N	Y	Y	Y	Y	Y	N	Y	N	3	3	M	M	Y	3		Y	M	M	M	2	Y	5	5		N	5	21					
55	Fisher House 2	1996	5,240	1	1	3	2	1	1	2				N	N	N	N	Y	Y	Y	Y	N	Y	N	N	3	N	M	N	5		N	Y	Y	Y	3	Y	5	3		N	5	23					
56	Fisher House 3	2004	11,474	1	1	3	2	1	1	2				N	N	N	N	N	N	N	N	N	N	N	N	5	N	N	N	5		N	Y	Y	Y	3	Y	5	3		N	5	23					
57	Memorial Chapel	1931	6,632	1	1	3	2	2	2	2				Y	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y	2	N	N	Y	4		N	N	N	5	5	Y	5	5		M	3	19					
T2	Medical Center Brigade	1972	71,340	4	3	3	4	3	3	3				N	N	N	N	N	N	N	N	N	N	N	N	5	N	N	5		Y	Y	Y	Y	2	Y	5	5		Y	1	21						

Good Condition Average (1)
Moderate Condition Avg (3)
Poor Condition Avg (5)

Good potential for Historic Reuse (1)
Moderate potential for Historic Reuse (3)
Poor potential for Historic Reuse (5)

Represent (1)
Somewhat (3)
Not Rep. (5)

Strong Reuse (1)
Moderate Reuse (3)
Poor Reuse (5)

Low Cost (1)
Medium Cost (3)
High Cost (5)

Very Efficient (1)
Moderate (3)
Low Efficiency (5)

Assessment
1 Excellent
2 Good
3 Fair
4 Poor
5 Failing
x Not Applicable
Responses to Questions
Y Yes
M Maybe
N No

Ratings
5-7 Excellent
9-12 Good
13-18 Fair
19-24 Poor
25-30 Failing



Foreign Missions Center

Adaptive Reuse

Analysis Summary

Analysis Summary - Buildings

No.	Building Name	Year Built	Area GSF	Assessment Data								
				Assessment for Physical Reuse	Assessment for Historic Reuse	Assessment for Aesthetic Quality	Assessment for Programmatic	Assessment for Cost Reuse	Assessment for Lot Efficiency	TOTAL		
3	Rumbaugh Garage	1993	340,875	2	5	5	1	3	1	17	3	Rumbaugh Garage
19	Officer's Quarters	1920	3,758	4	3	3	3	5	5	23	19	Officer's Quarters
20	Mologne House	1997	95,600	2	5	5	1	3	5	21	20	Mologne House
21	Officer's Quarters #7	1915	4,170	4	3	3	3	5	5	23	21	Officer's Quarters #7
22	Officer's Quarters #8	1919	4,188	4	3	3	3	5	5	23	22	Officer's Quarters #8
25	Officer's Quarters #11	1919	5,344	4	3	3	3	5	5	23	25	Officer's Quarters #11
26	Officer's Quarters #12	1920	4,214	5	3	3	3	5	5	24	26	Officer's Quarters #12
29	Officer's Quarters #16	1918	5,389	3	3	3	3	5	5	22	29	Officer's Quarters #16
30	Officer's Quarters #17	1915	3,642	5	3	3	3	5	5	24	30	Officer's Quarters #17
32	Wagner Sports Center	2004	35,525	2	5	1	2	3	1	14	32	Wagner Sports Center
35	Officer's Quarters #19	1915	3,636	5	3	3	3	5	5	24	35	Officer's Quarters #19
40	WRAIR	1924	246,271	5	1	3	3	5	4	21	40	WRAIR
41	Old Red Cross Building	1927	50,023	2	2	1	2	3	1	11	41	Old Red Cross Building
48	Chiller Plant	1961	16,637	3	5	5	5	5	5	28	48	Chiller Plant
52	Medical Warehouse and Clinic	1930	31,717	3	2	1	3	3	1	13	52	Medical Warehouse and Clinic
53	AFIP Theater/ Conference Center	1950	17,464	3	3	5	4	5	1	21	53	AFIP Theater/ Conference Center
54	AFIP	1955	348,866	3	1	3	4	5	5	21	54	AFIP
54	AFIP Addition (South Portion)	1965	55,595	3	3	3	2	5	5	21	54	AFIP Addition (South Portion)
55	Fisher House 2	1996	5,240	2	5	5	3	3	5	23	55	Fisher House 2
56	Fisher House 3	2004	11,474	2	5	5	3	3	5	23	56	Fisher House 3
57	Memorial Chapel	1931	6,632	2	2	4	5	3	3	19	57	Memorial Chapel
T2	Medical Center Brigade	1972	71,340	3	5	5	2	5	1	21	T2	Medical Center Brigade

Assessment	
1	Excellent
2	Good
3	Fair
4	Poor
5	Failing
N	Not Applicable
Responses to Questions	
Y	Yes
M	Maybe
N	No

Ratings	
5 - 7	Excellent
9 - 12	Good
13 - 18	Fair
19 - 24	Poor
25 - 30	Failing



Building Adaptive Reuse Analysis



Brainstorm Potential Adaptive Reuse Options

- Brainstorm some adaptive reuse options
- Advantages/disadvantages based on all of the evaluation criteria
- Is the solution Marketable? Can OFM “sell” it to a Foreign Mission? Why/Why not?
- Does the solution optimize site usage? Why/Why not?



Building Adaptive Reuse – Options Exploration

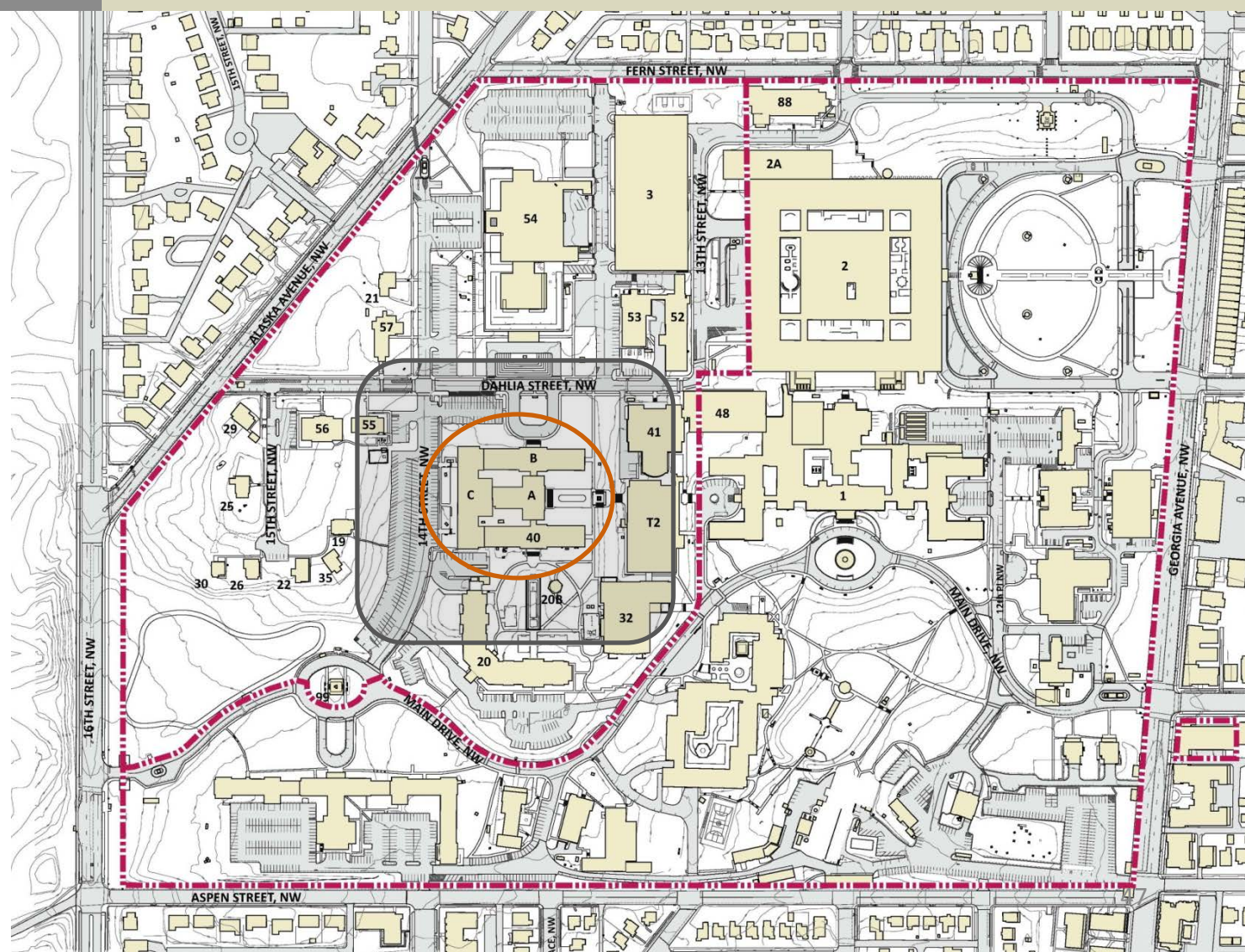
- Building 40
- Building 41
- Building 52 & 53
- Building 54
- Building 57
- All other Buildings



Building Adaptive Reuse Analysis

Building 40

Existing
Site

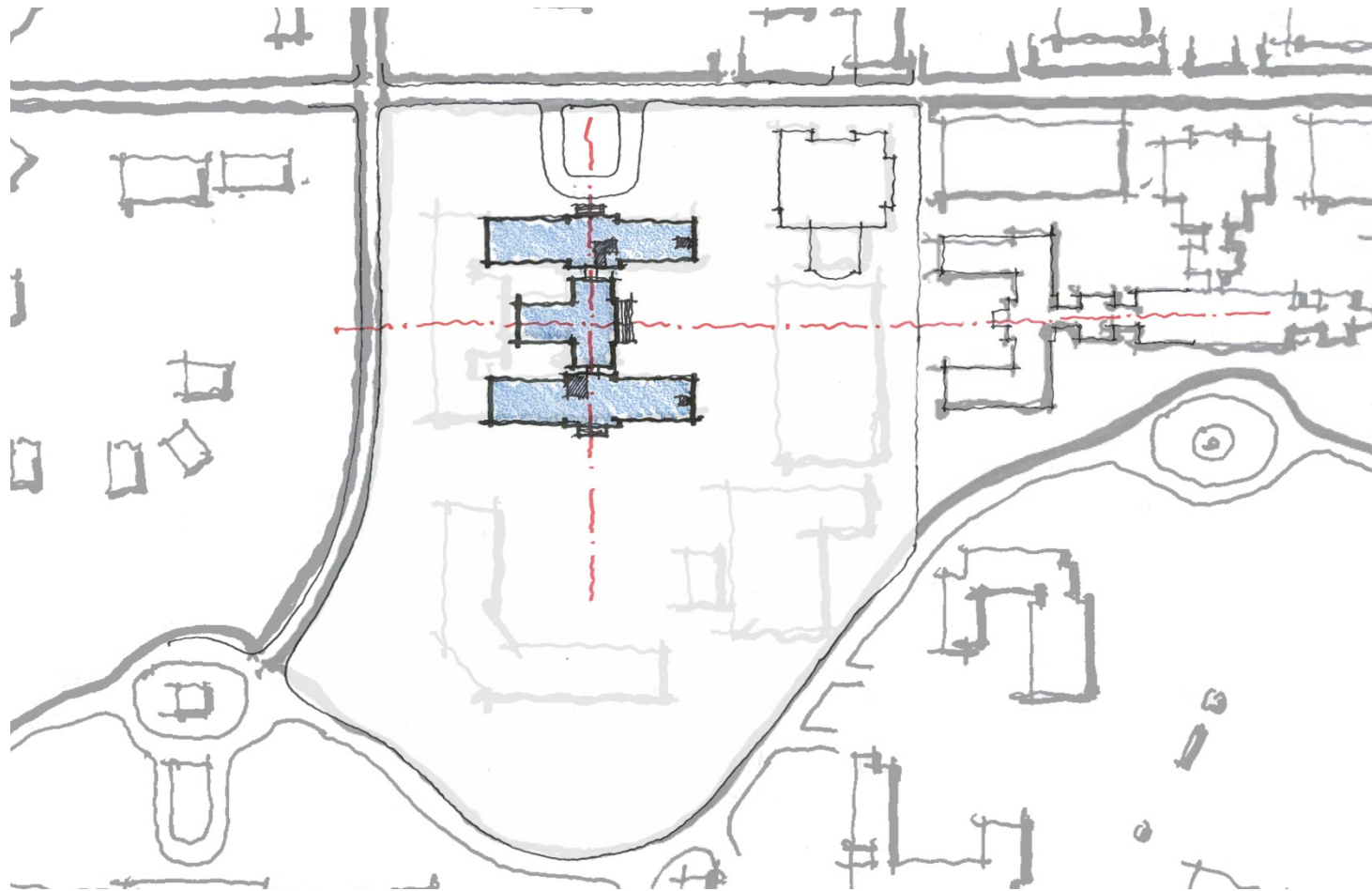




Building Adaptive Reuse Analysis

Building 40

Retain 40,
40 A and
40 B

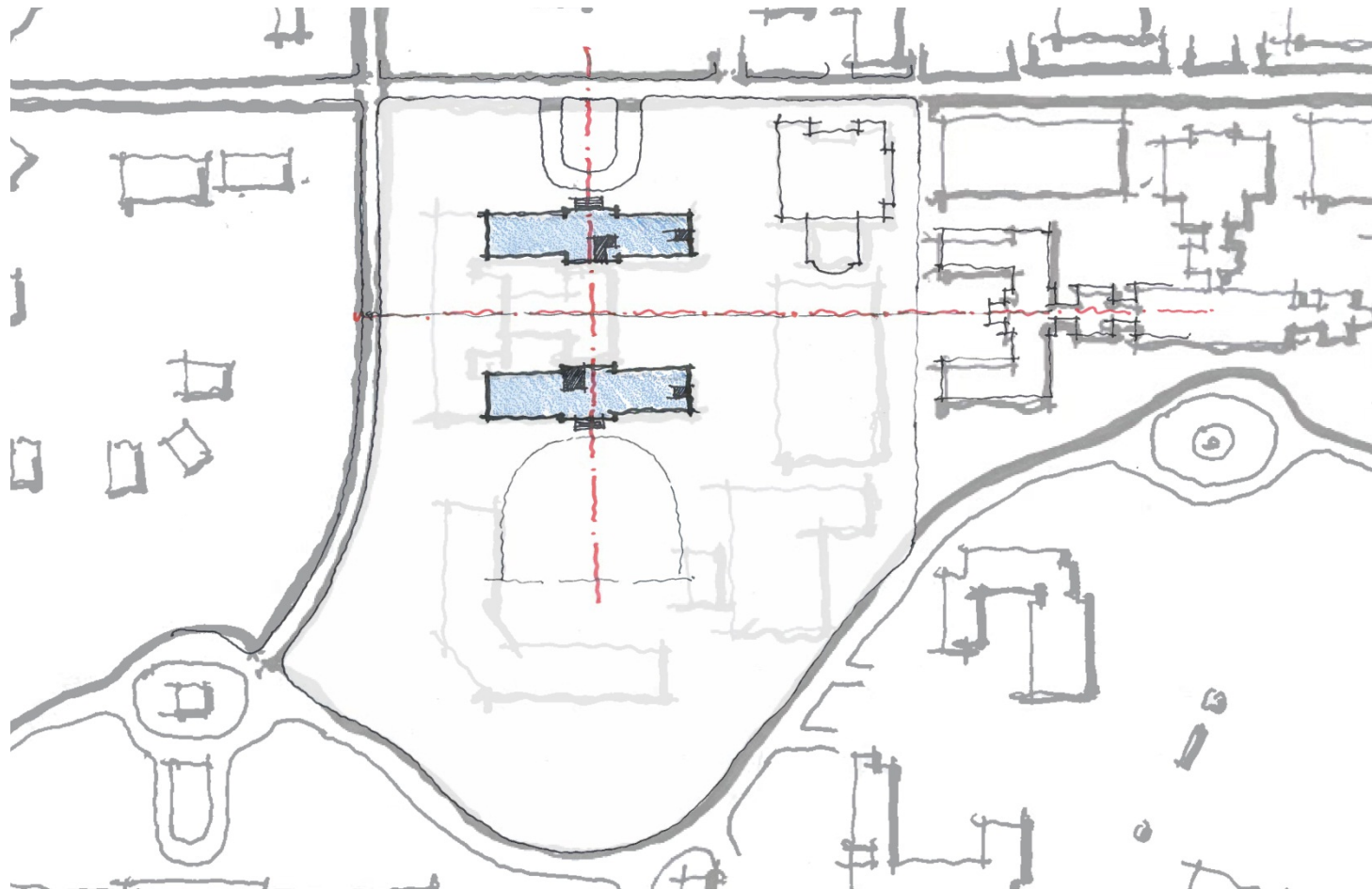




Building Adaptive Reuse Analysis

Building 40

Retain 40
and 40 B

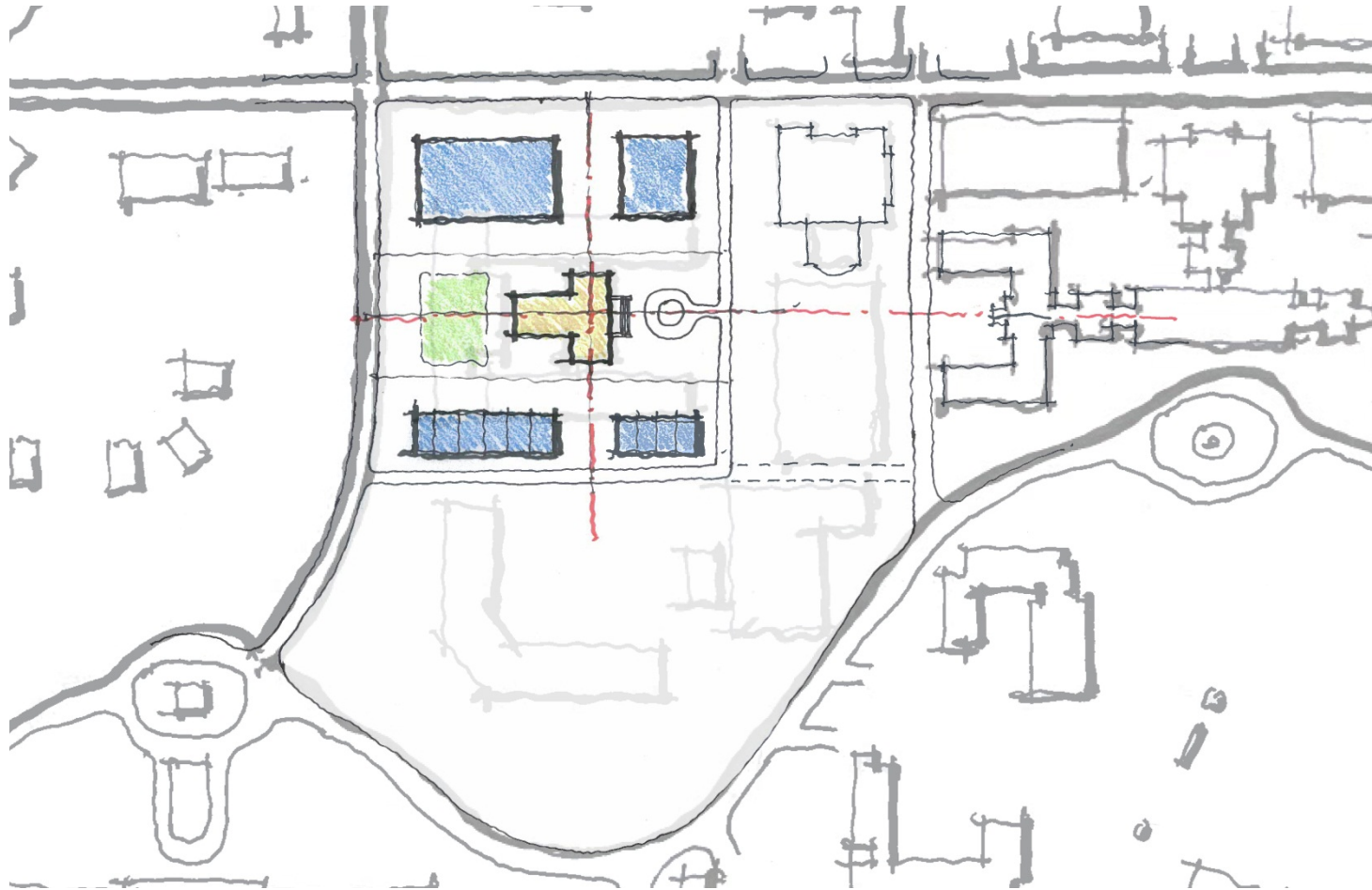




Building Adaptive Reuse Analysis

Building 40

Retain 40 C,
Add New
Chanceries

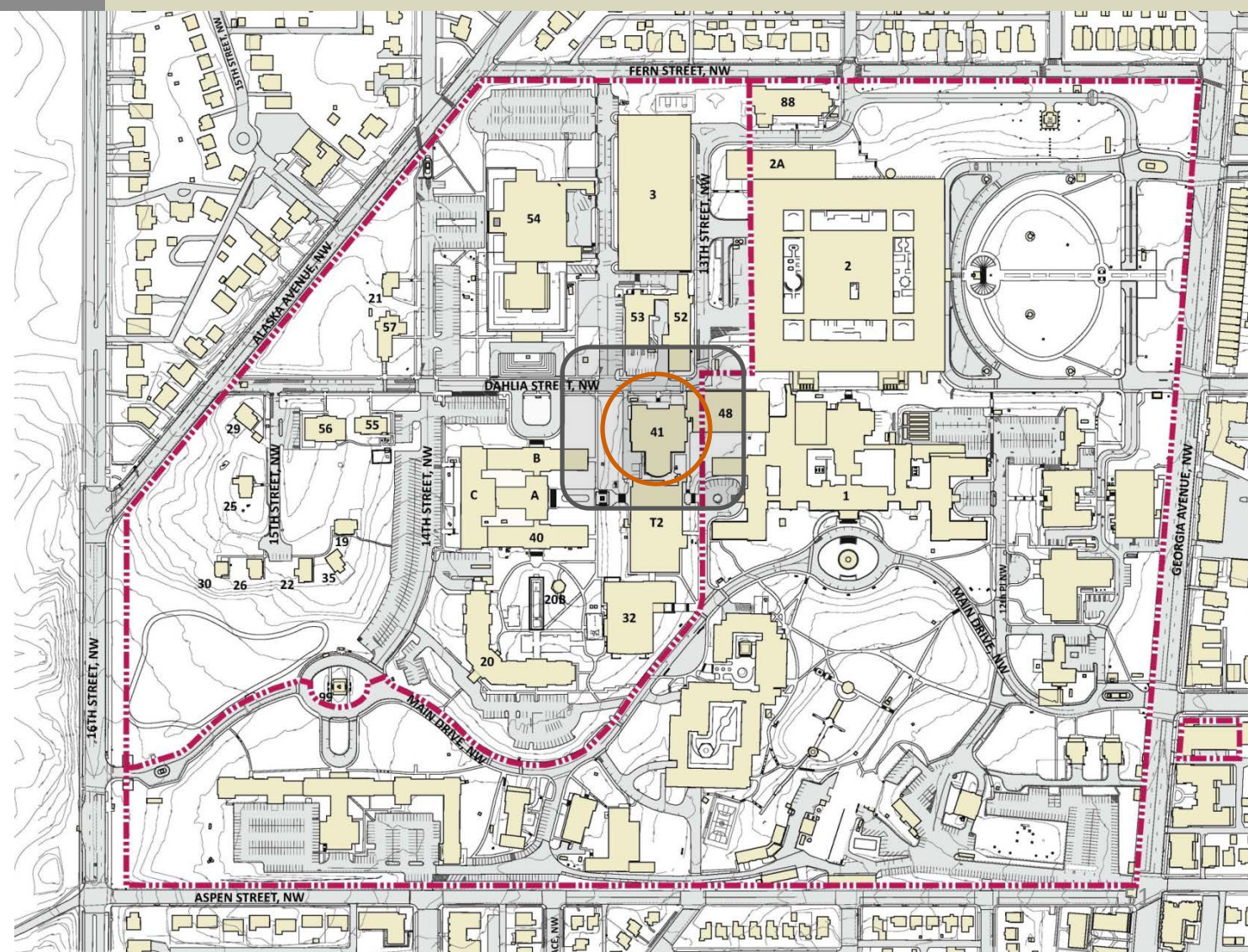




Building Adaptive Reuse Analysis

Building 41

Existing
Site

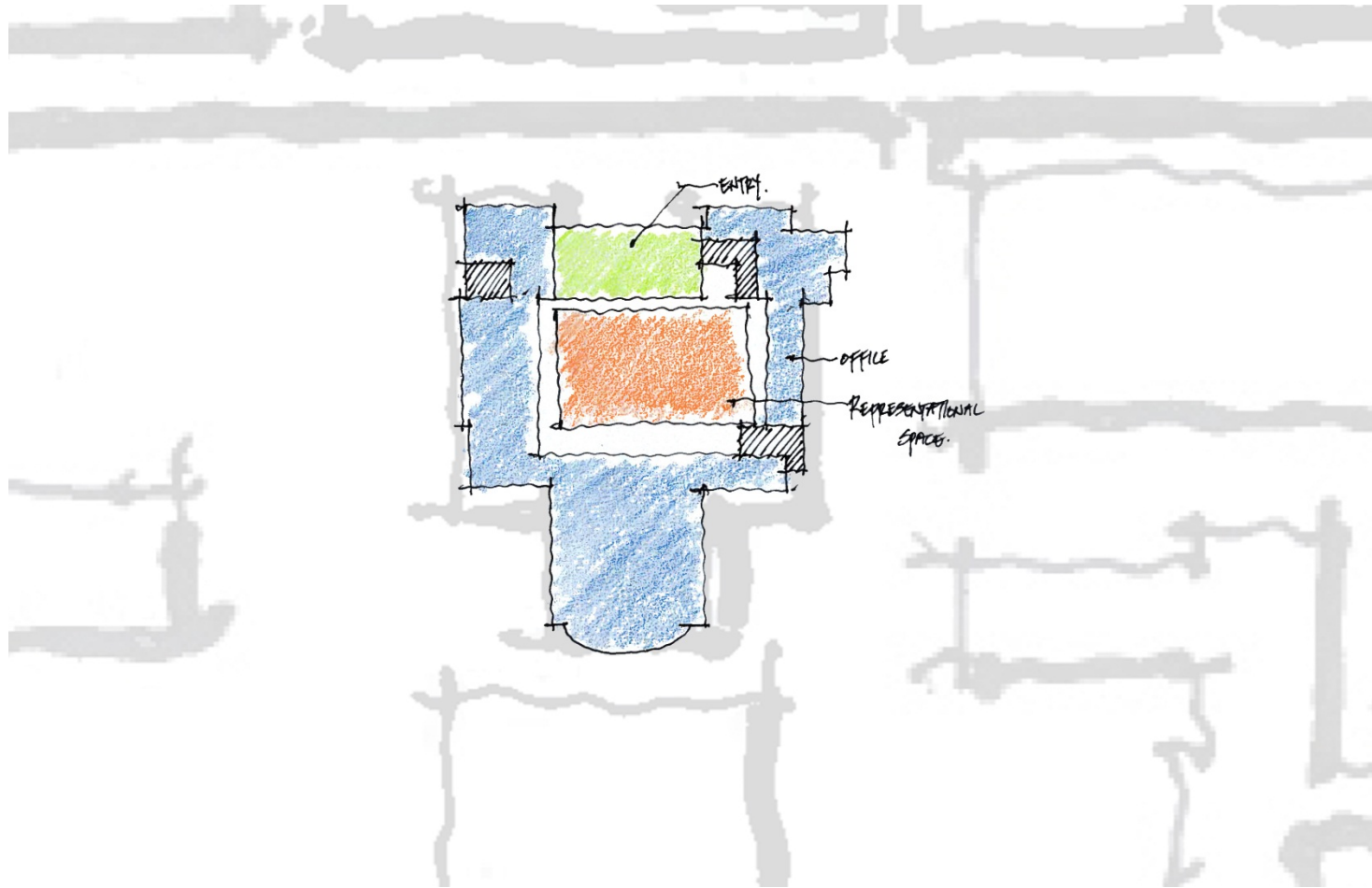




Building Adaptive Reuse Analysis

Building 41

Repurpose as Chancery

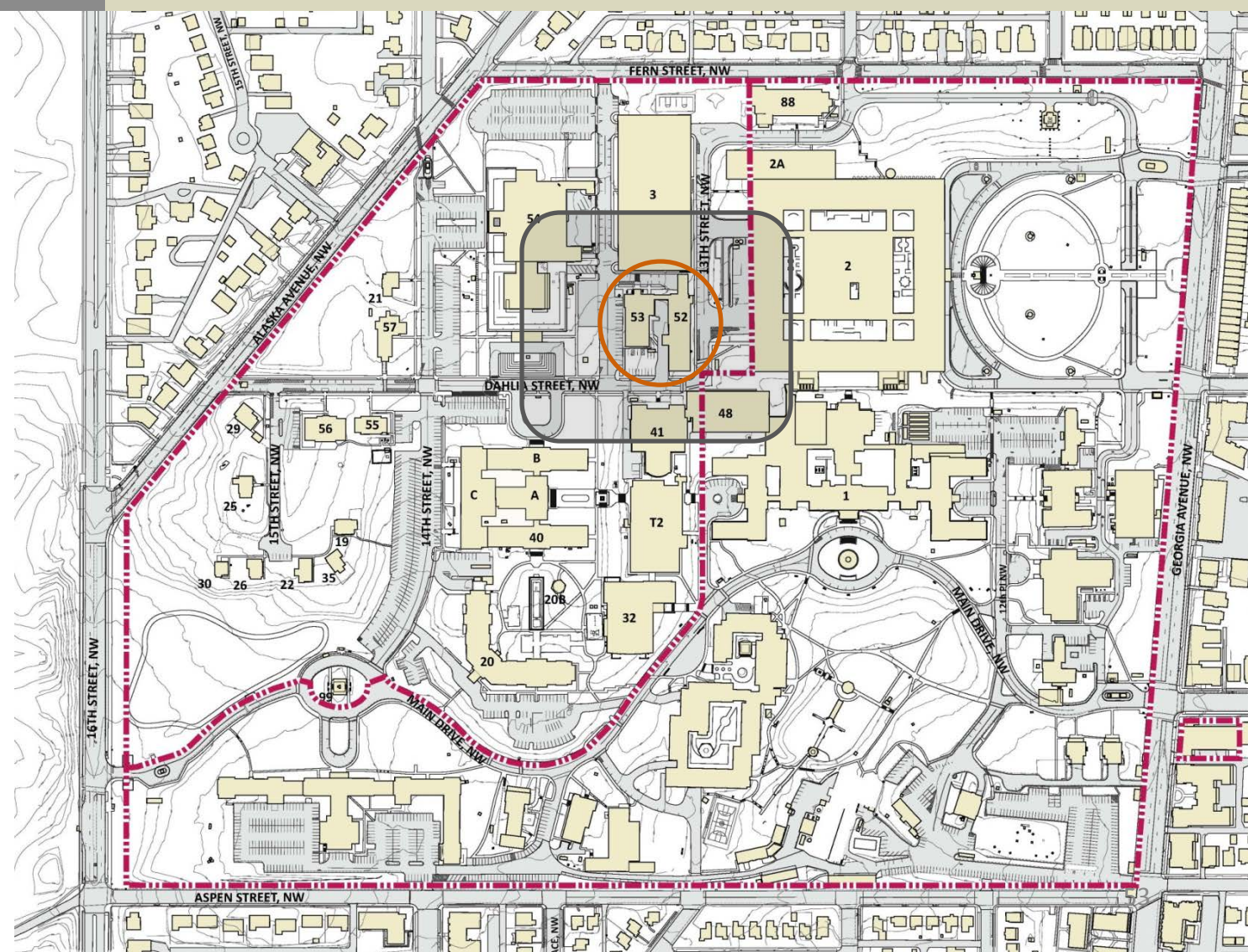




Building Adaptive Reuse Analysis

Buildings
52 & 53

Existing
Site

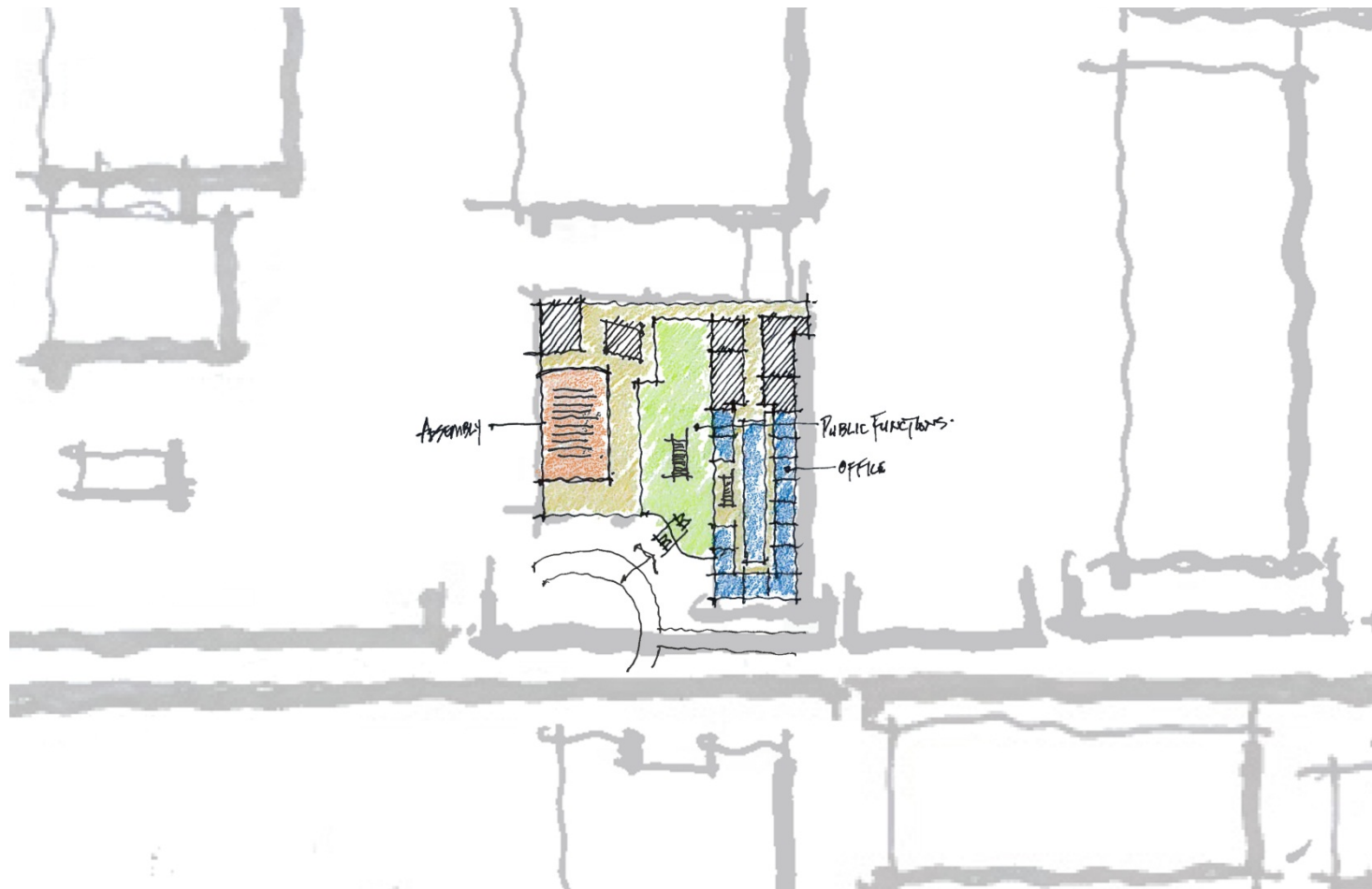




Building Adaptive Reuse Analysis

Buildings
52 & 53

Retain 52
Expand using
Building 53 or
new
construction

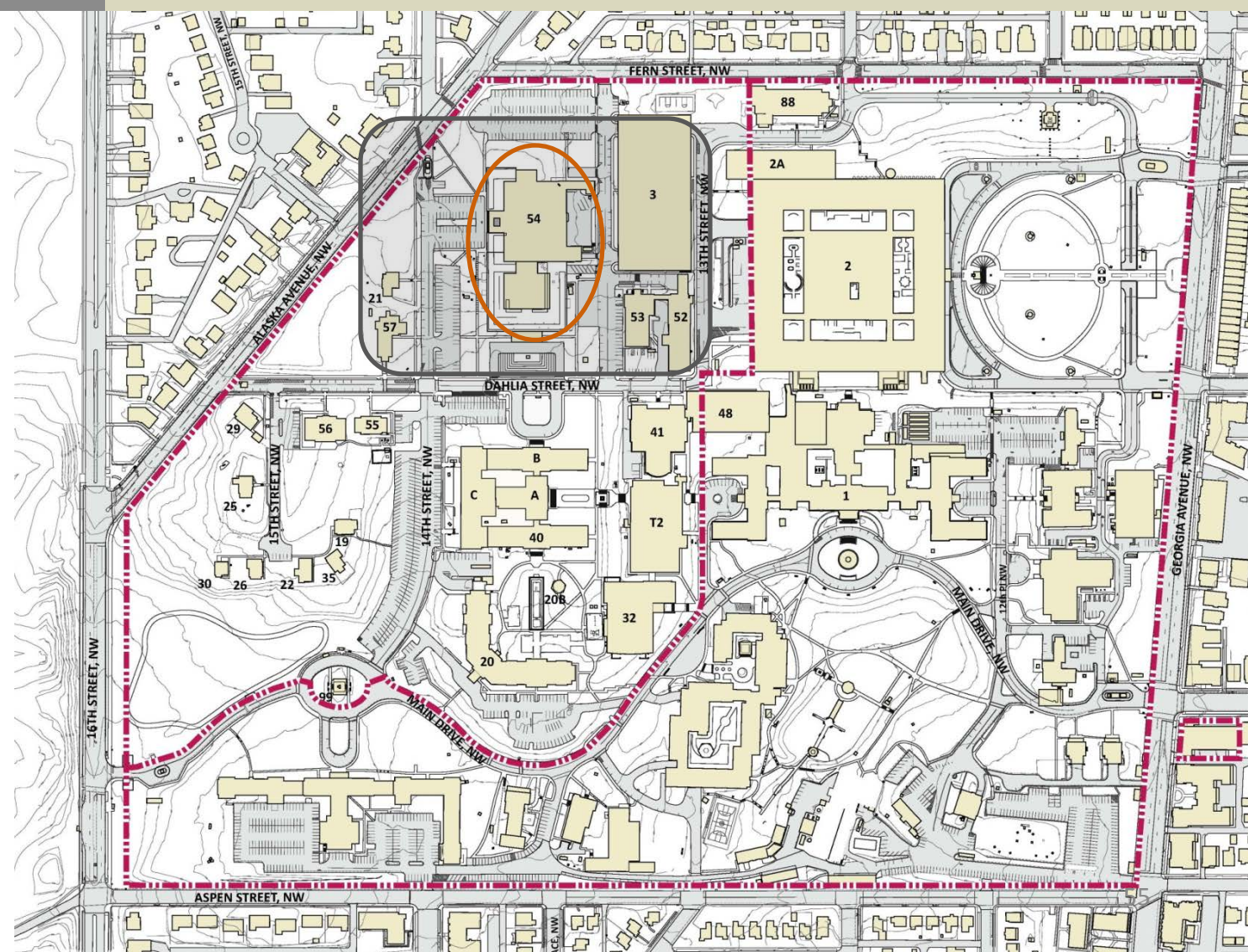




Building Adaptive Reuse Analysis

Building 54

Existing
Site

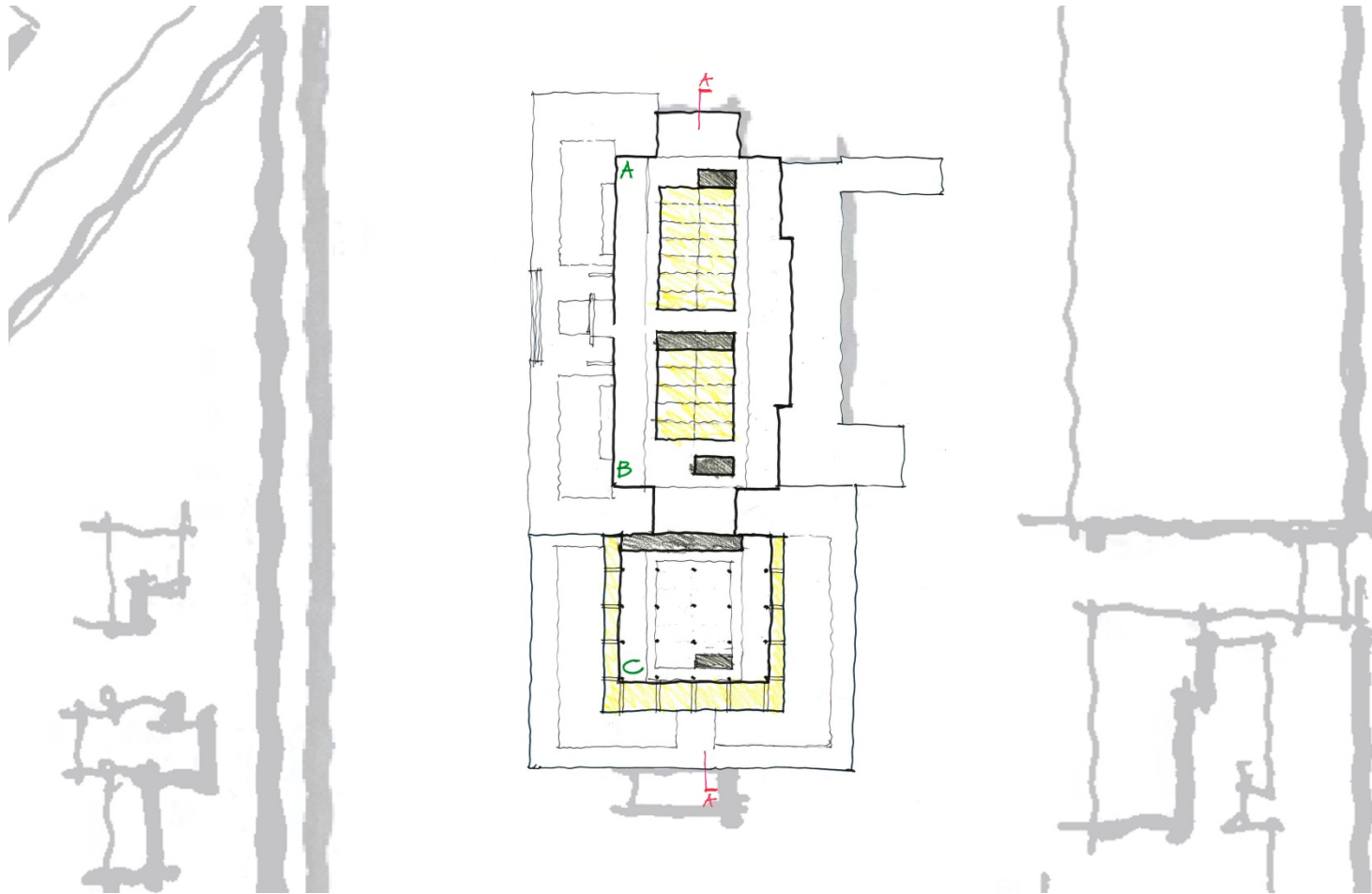




Building Adaptive Reuse Analysis

Building 54

Cut large
light courts
into the
interior

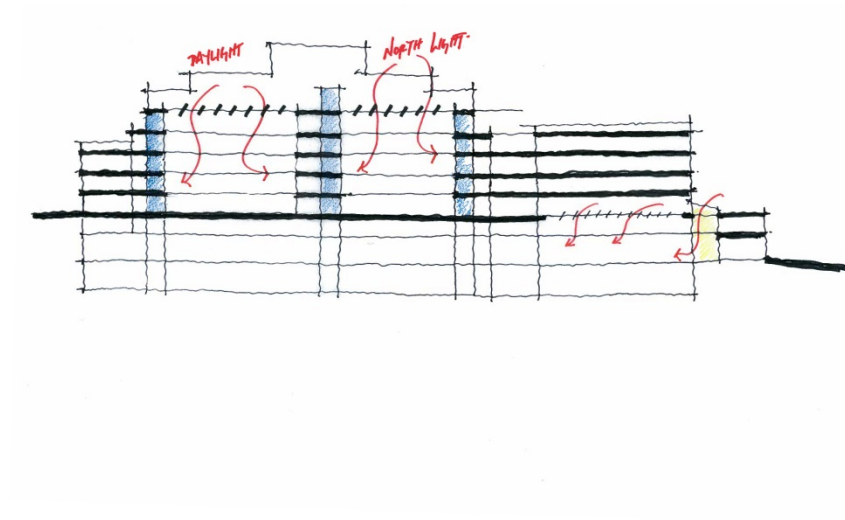




Building Adaptive Reuse Analysis

Building 54 Section

Reduces
building
size to
150,000 GSF

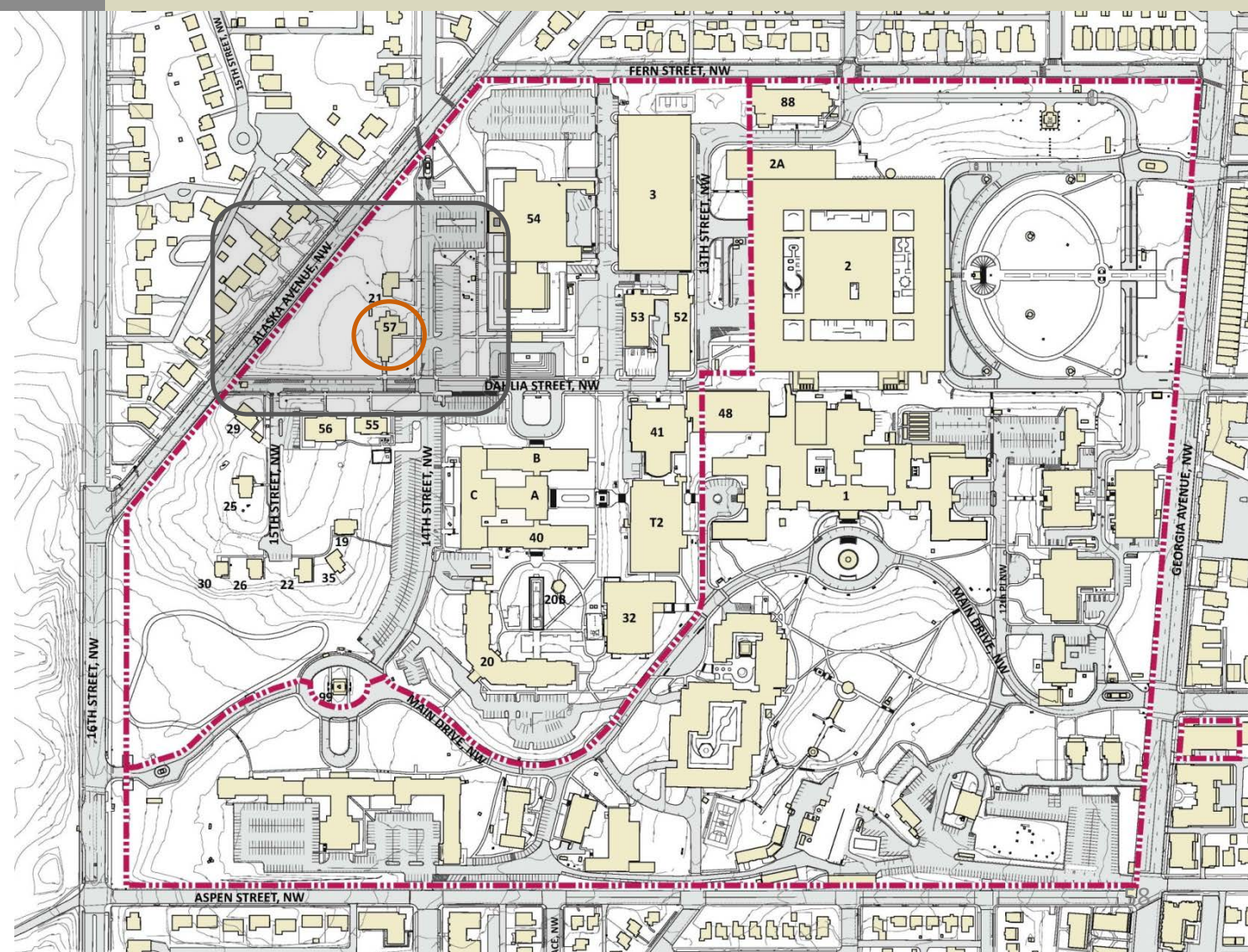




Building Adaptive Reuse Analysis

Building 57

Existing
Site





Building Adaptive Reuse Analysis

Building 57

Add
Chancery &
Reuse
Chapel as
Assembly
Space

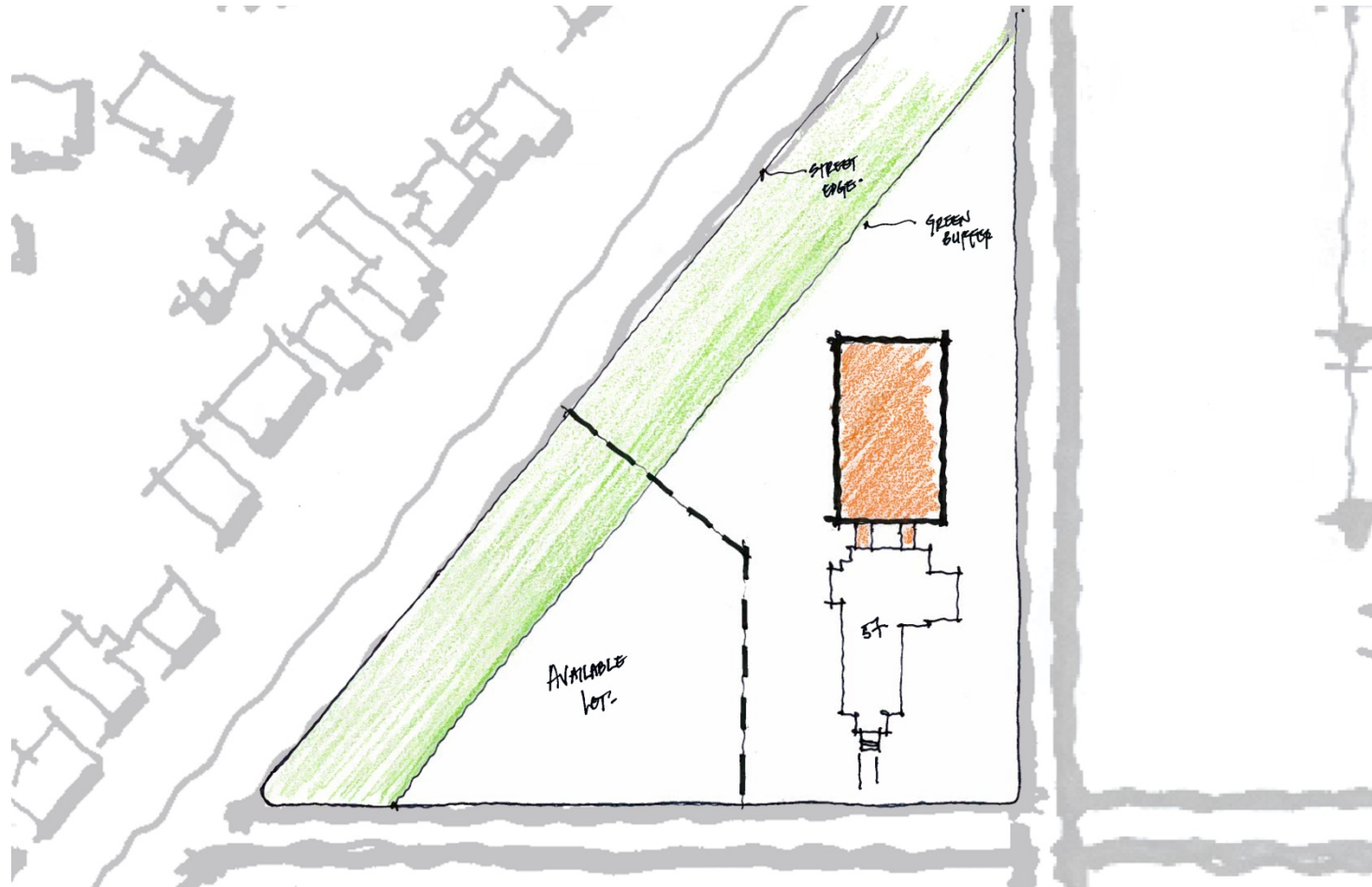




Building Adaptive Reuse Analysis

Building 57

Add
Chancery &
Reuse
Chapel as
Assembly
Space

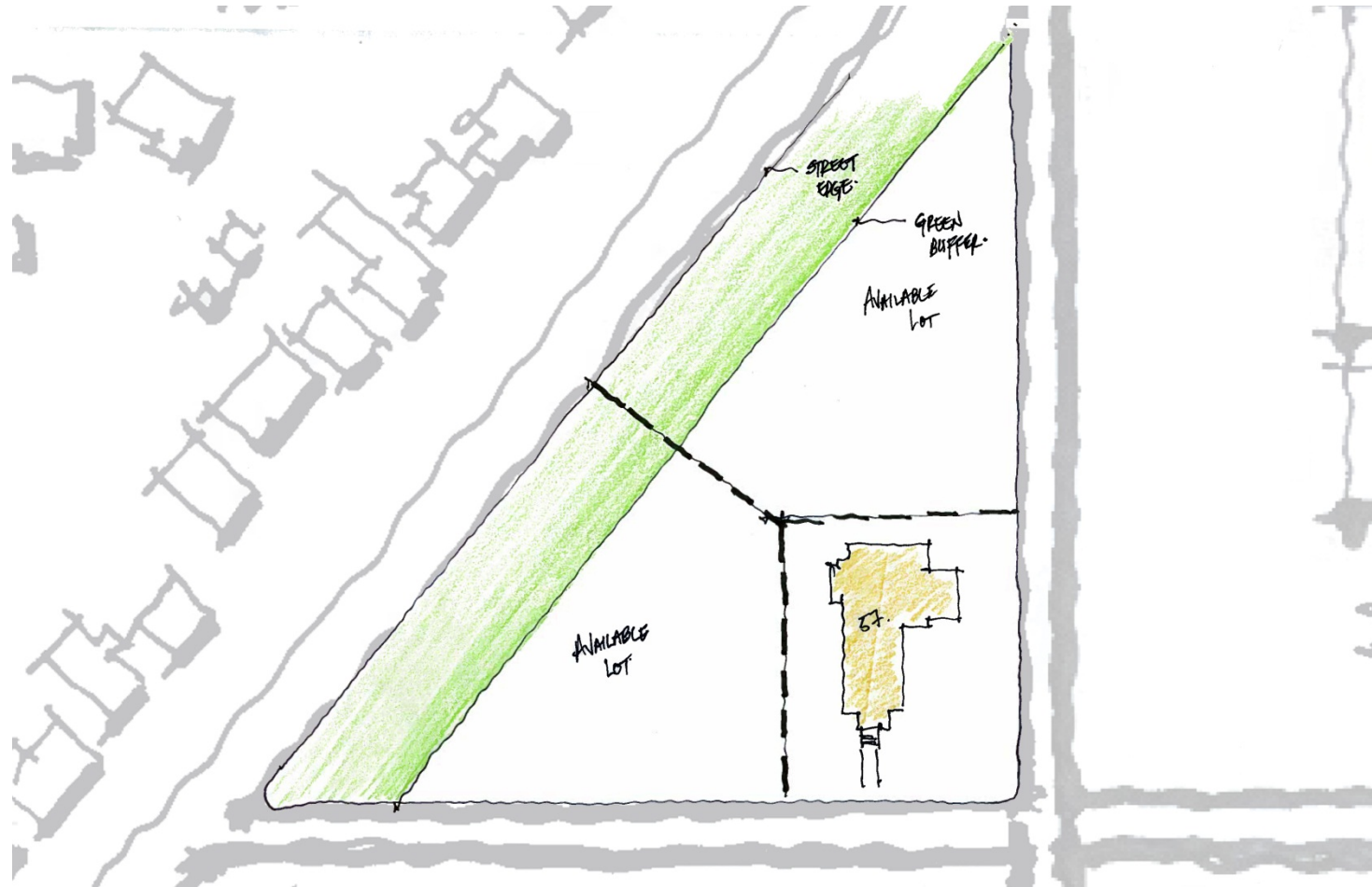




Building Adaptive Reuse Analysis

Building 57

Repurpose
Chapel as
Event Space



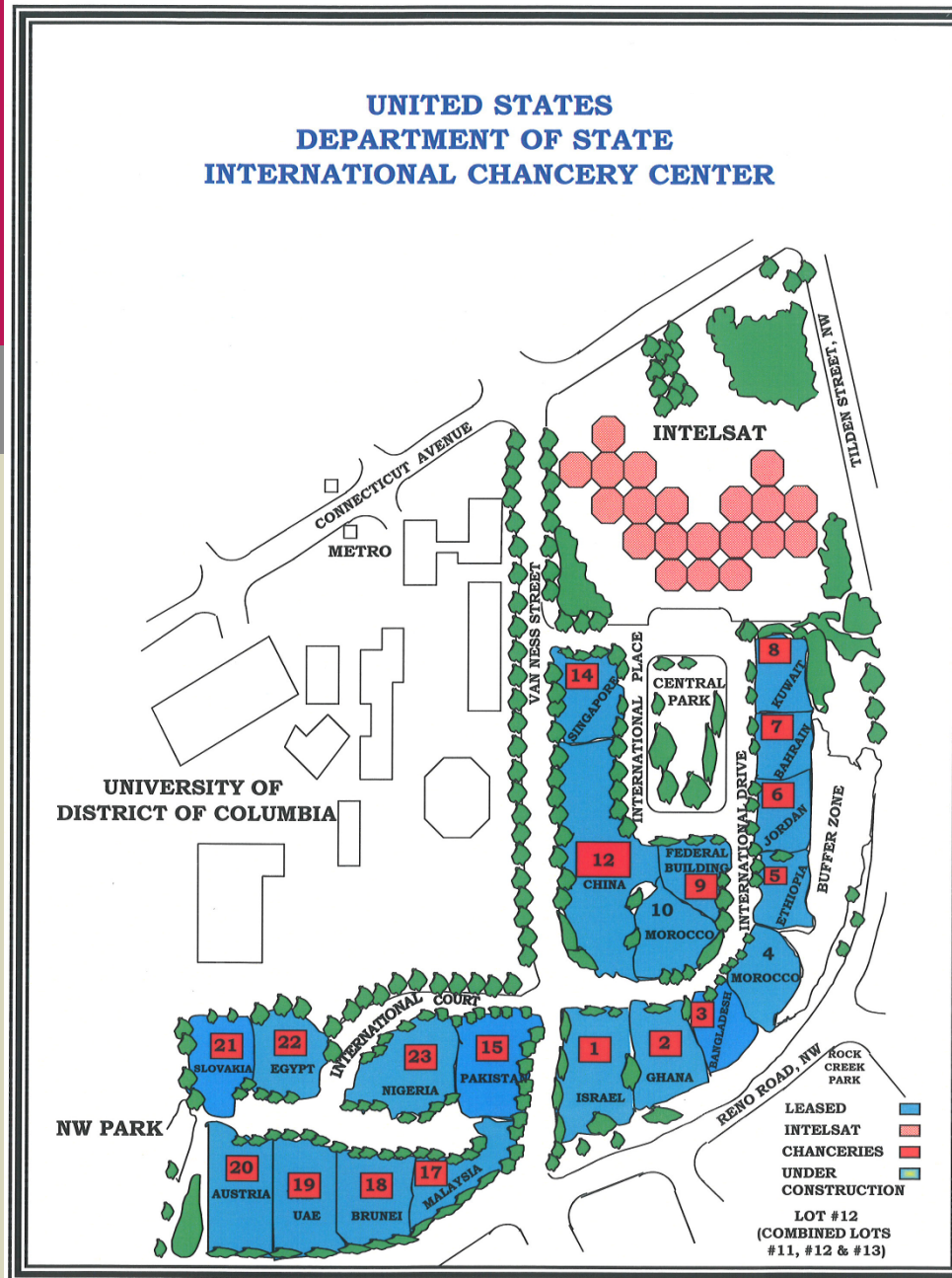


Site Development



Site Development

International Chancery Center



Statistics

- 47 acres (total)
- 19.23 acres (lots)
- 20 lots
- 0.96 acres / lot (avg.)
- 52,730 gs/ chancery (avg.)
- 3.4 stories- chancery height (avg.)



Site Development- Criteria for Consideration

Incorporating Site Analysis Lessons

Land Use, Natural Features, Transportation, Perimeter, Access, Utilities, Density, Lot Development, Lot Efficiency

Recognizing Character Defining Elements

Streets, Landscape, Campus Edges, Open Space, Heritage Buildings

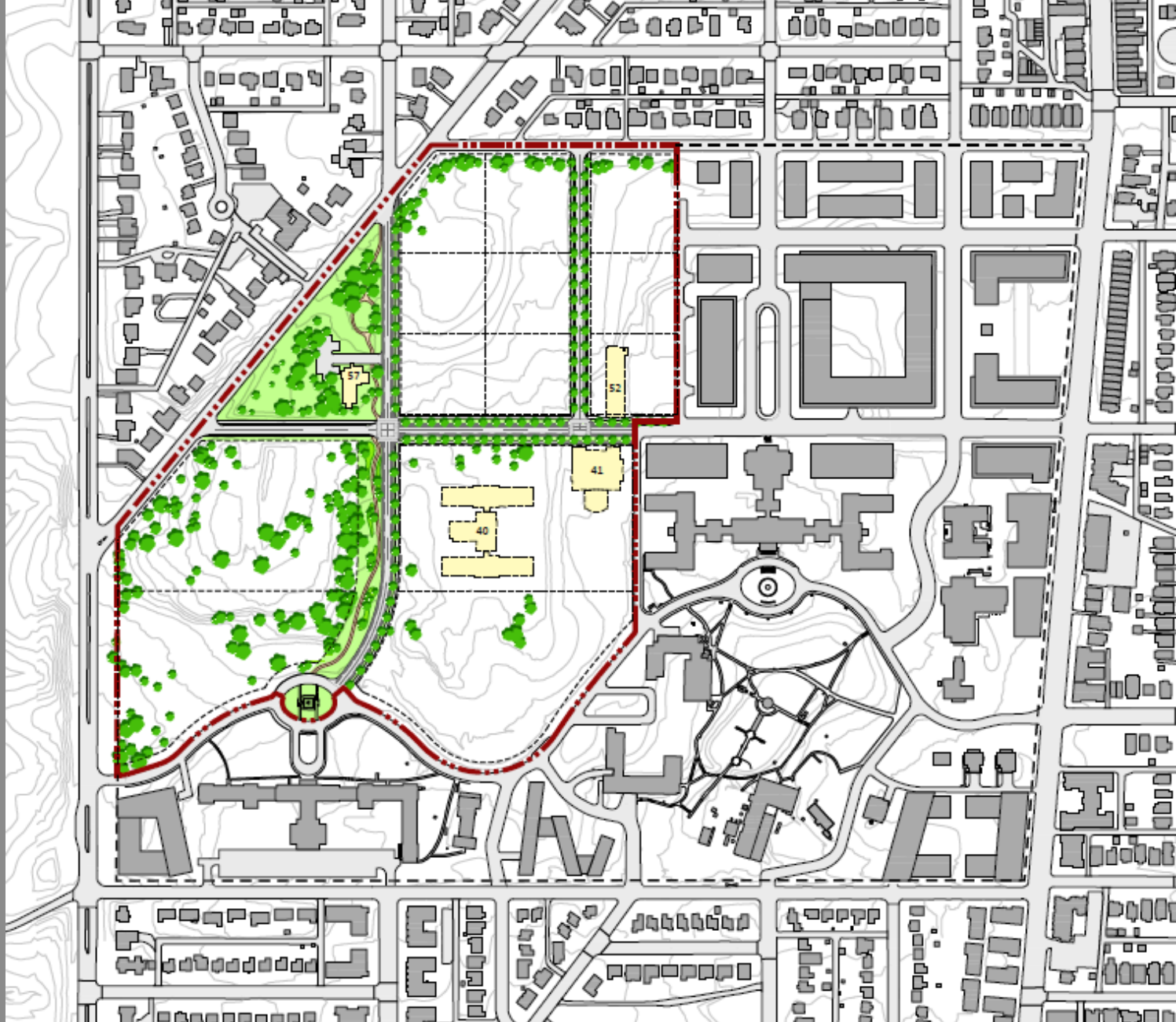
Establishing Campus Relationships

DC-LRA, Neighborhood, Connections, Buildings, Streets, Open Space



Foreign Missions Center

Preferred
Action
Alternative





Effect on Historic Resources (Assess Adverse Effects)



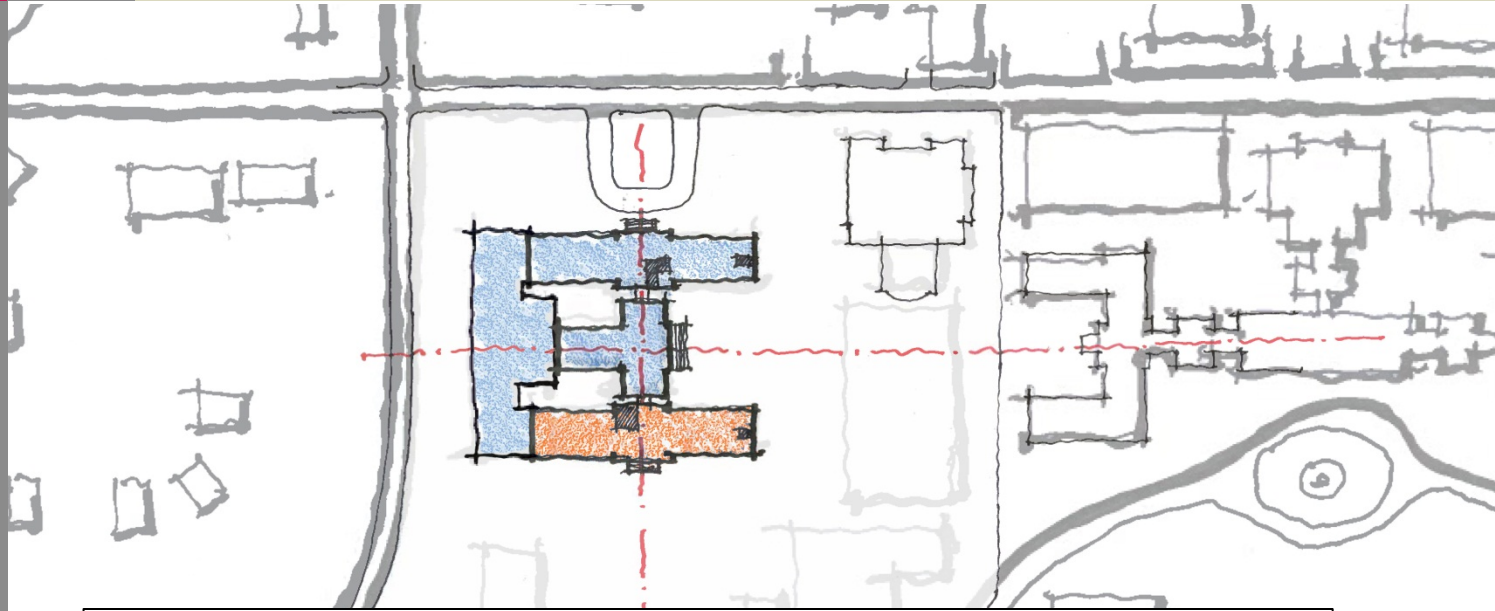
Effect on Historic Resources

Building Adaptive Reuse Analysis

Building 40

WRAIR

Repurpose
as Chancery
(partial)



May be too large for a chancery, poor condition, costly to repurpose, questionable market for reuse, historic importance is recognized

- Potential to reuse a wing (or wings)
- Potential to reuse building elements
- Market potential for reuse is low





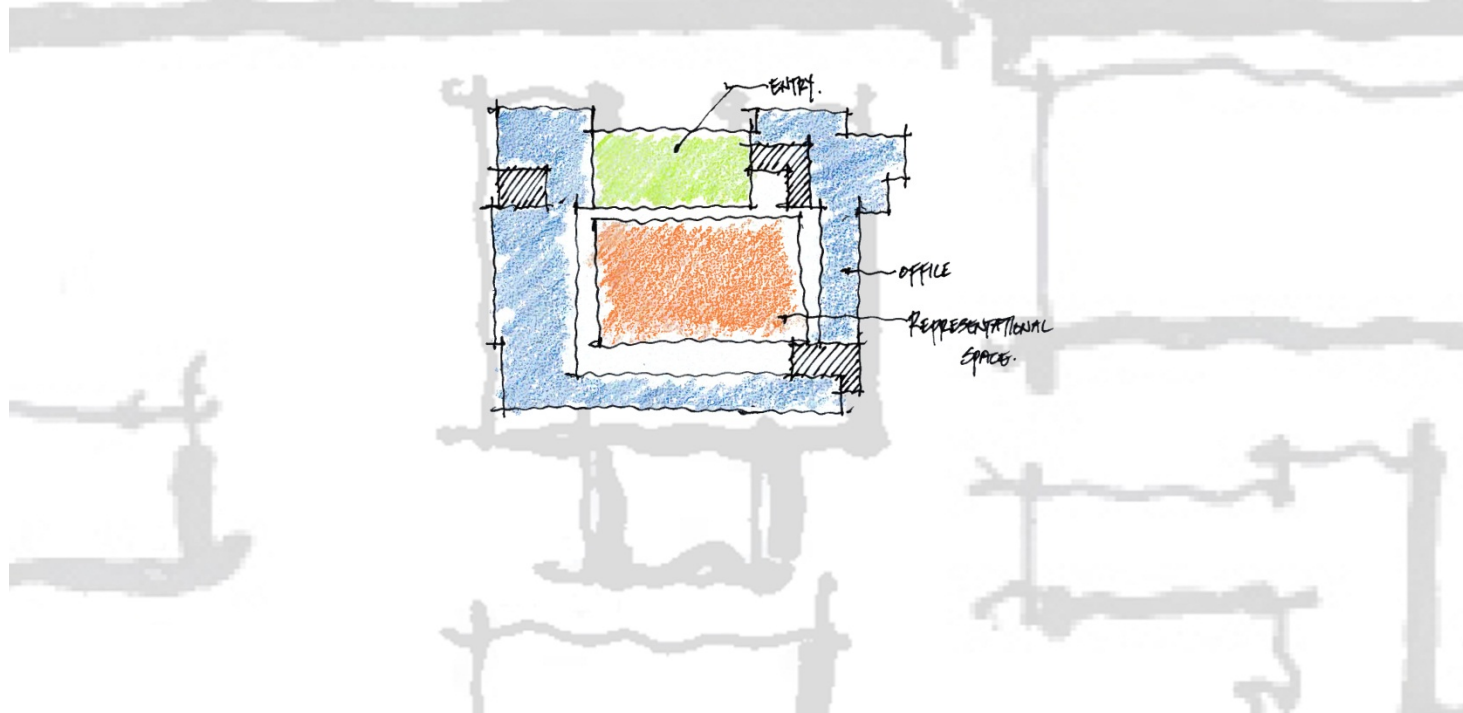
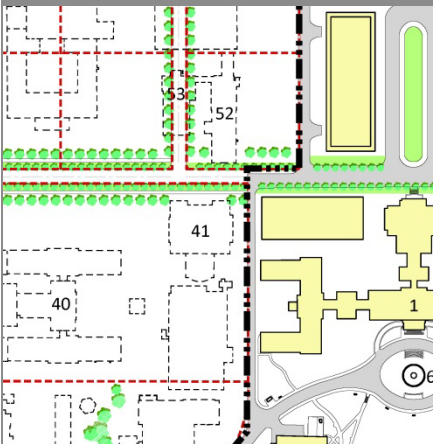
Effect on Historic Resources

Building Adaptive Reuse Analysis

Building 41

Red Cross
Building

Repurpose
as Chancery



Appropriate size, good condition,
good lot efficiency, marketable as a
chancery

- Market to Foreign Missions to repurpose as chancery

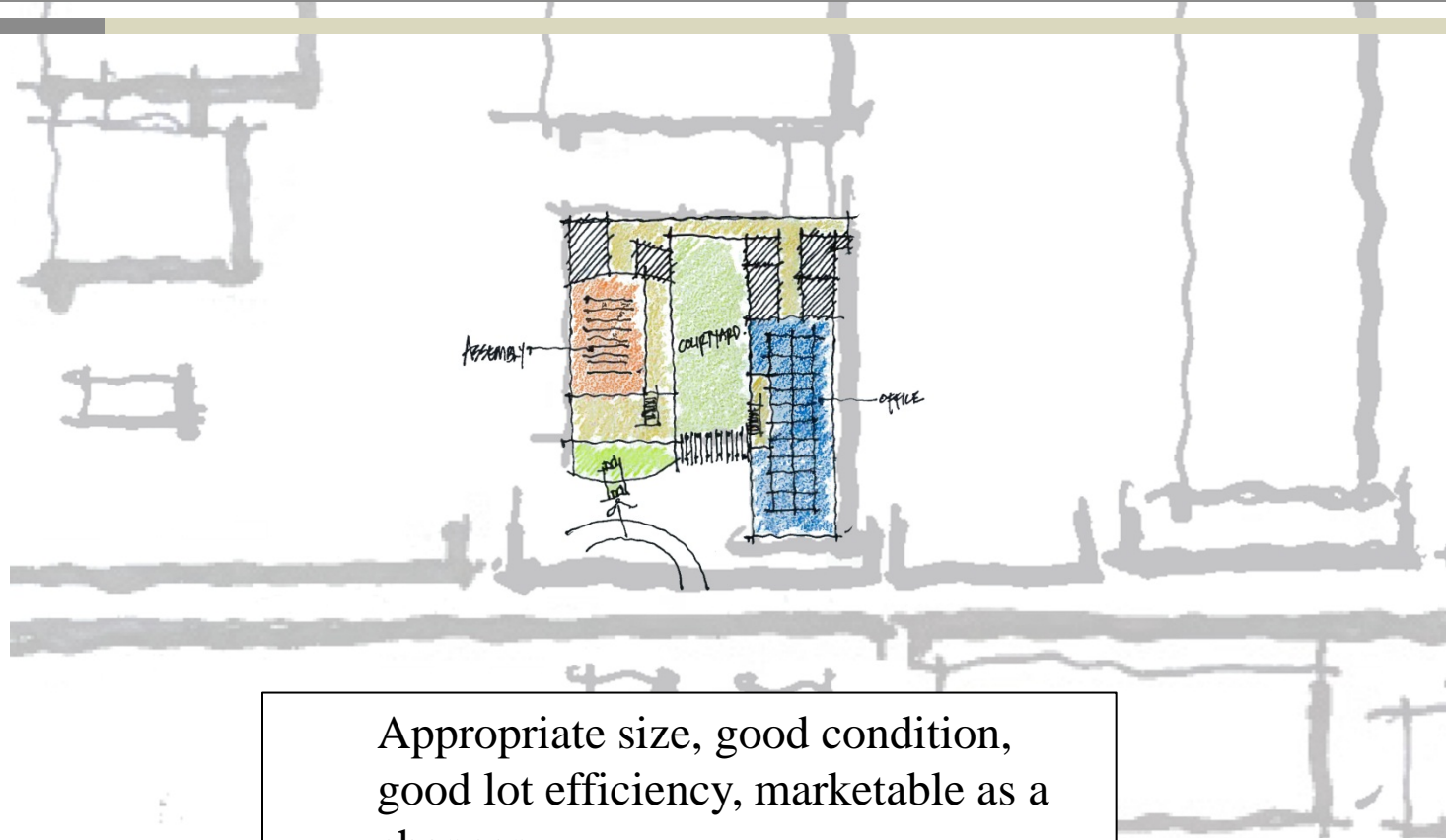


Effect on Historic Resources

Building Adaptive Reuse Analysis

Building 52
Hospital Ward

Repurpose
as Chancery
(w/addition)



Appropriate size, good condition,
good lot efficiency, marketable as a
chancery

- Market to Foreign Missions to repurpose as chancery



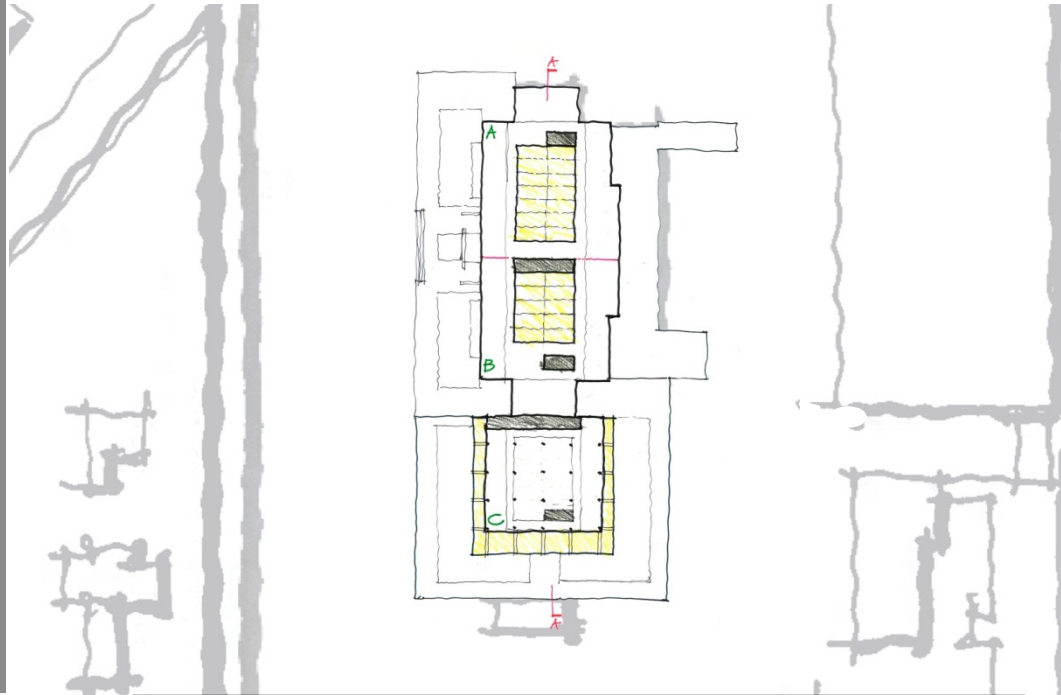


Effect on Historic Resources

Building Adaptive Reuse Analysis

Building 54

AFIP



Too large, inefficient site use, poor marketability, cost prohibitive to repurpose

- Develop site for multiple Foreign Mission chanceries



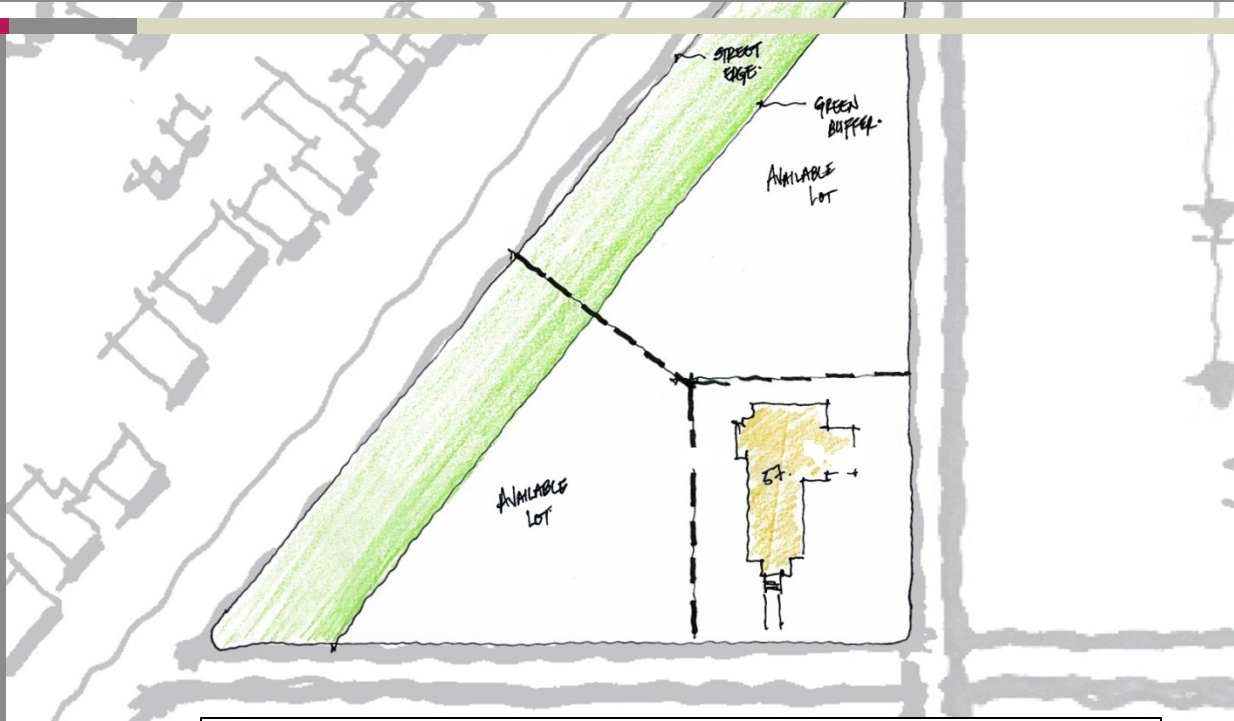


Effect on Historic Resources

Building Adaptive Reuse Analysis

Building 57 Memorial Chapel

Repurpose
as Shared
Space



Good condition, does not fit FMC program for a chancery, historic importance is recognized

- DOS intends to retain & repurpose as assembly / event space





Effect on Historic Resources

Building Adaptive Reuse Analysis

Buildings

19, 21, 22, 25,
26, 29, 30, 35

Residential Structures



Building 19



Building 21



Building 22



Building 25



Building 26



Building 29



Building 30



Building 35

Too small, poor condition, limited adaptability, inefficient site use, poor market potential

- Develop sites for multiple Foreign Mission chanceries



Effect on Historic Resources

Building Adaptive Reuse Analysis

Summary

Building Adaptive Reuse – Summary of Findings

- Building 40
 - Repurpose as chancery (poor market potential)
- Building 41
 - Repurpose as chancery (good market potential)
- Building 52
 - Repurpose as chancery (good market potential)
- Building 53
 - Remove for relocation of 13th Place
- Building 54
 - Remove and develop the site for chanceries
- Building 57
 - Repurpose by DOS (program TBD)
- Buildings 19, 21, 22, 25, 26, 29, 29A, 30, 35
 - Remove and develop sites for chanceries



Next Steps- Comments and Discussion

Section 106

- Consultation Meetings
- Receive comments
- Develop mitigation plan in coordination with DCHPO and ACHP
- Create Programmatic Agreement

DEIS

- Public Comment Period through Mar 31
- Public Hearing Mar 6

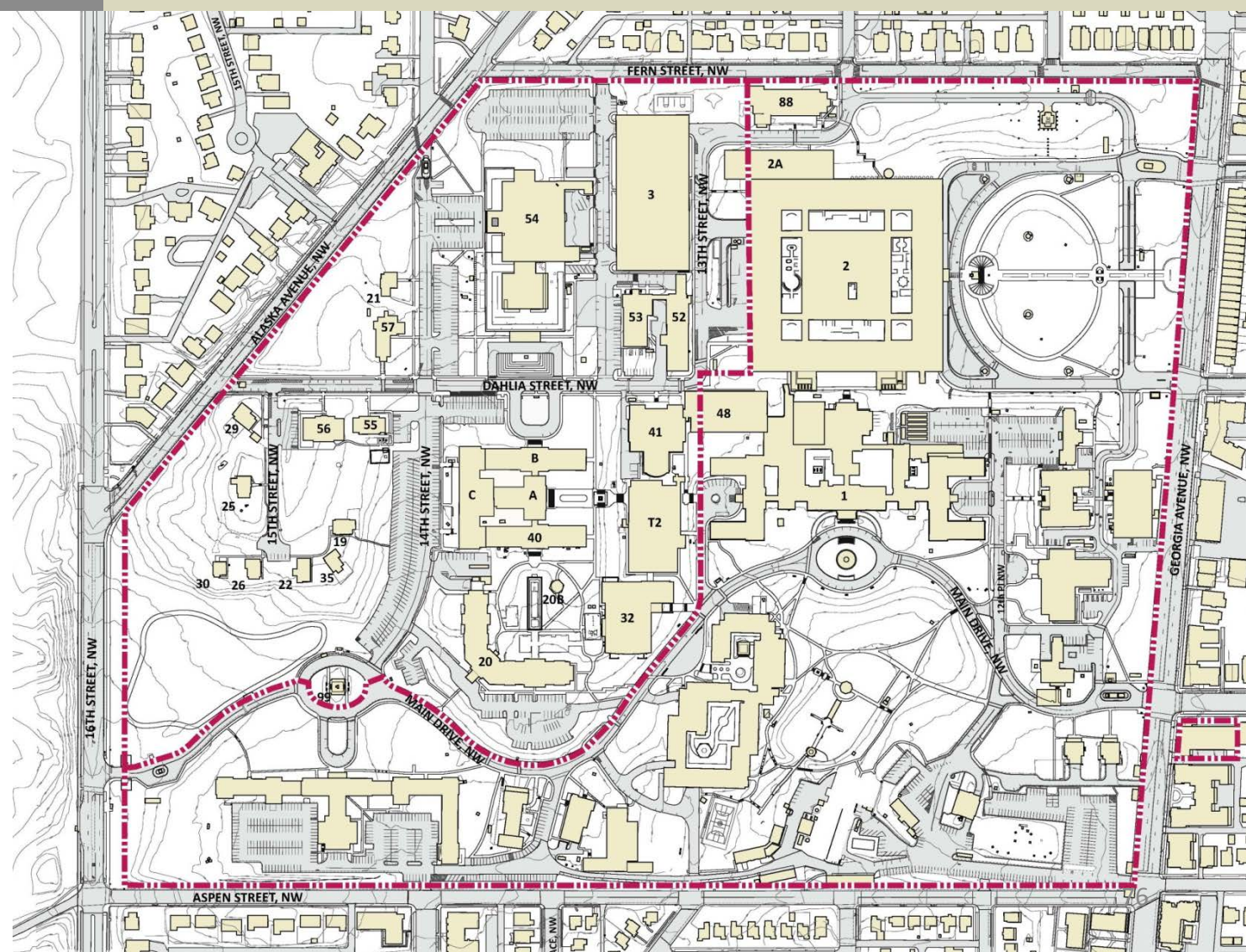


Supplemental Slides



Walter Reed Campus

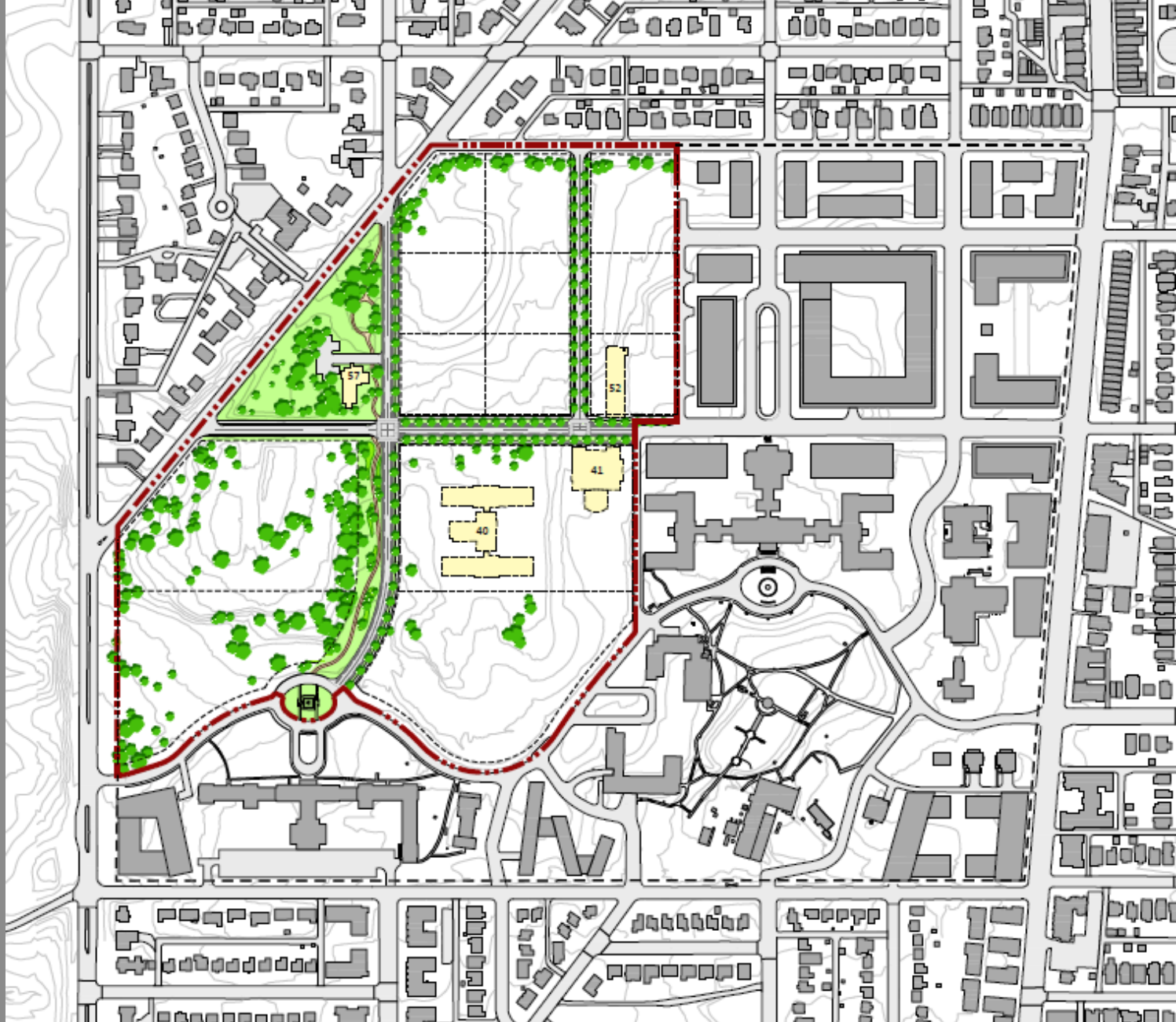
Existing
Site





Foreign Missions Center

Preferred
Action
Alternative







Analysis of Historic Significance

Archaeology:

Historic- Civil War

Battle of Fort Stevens

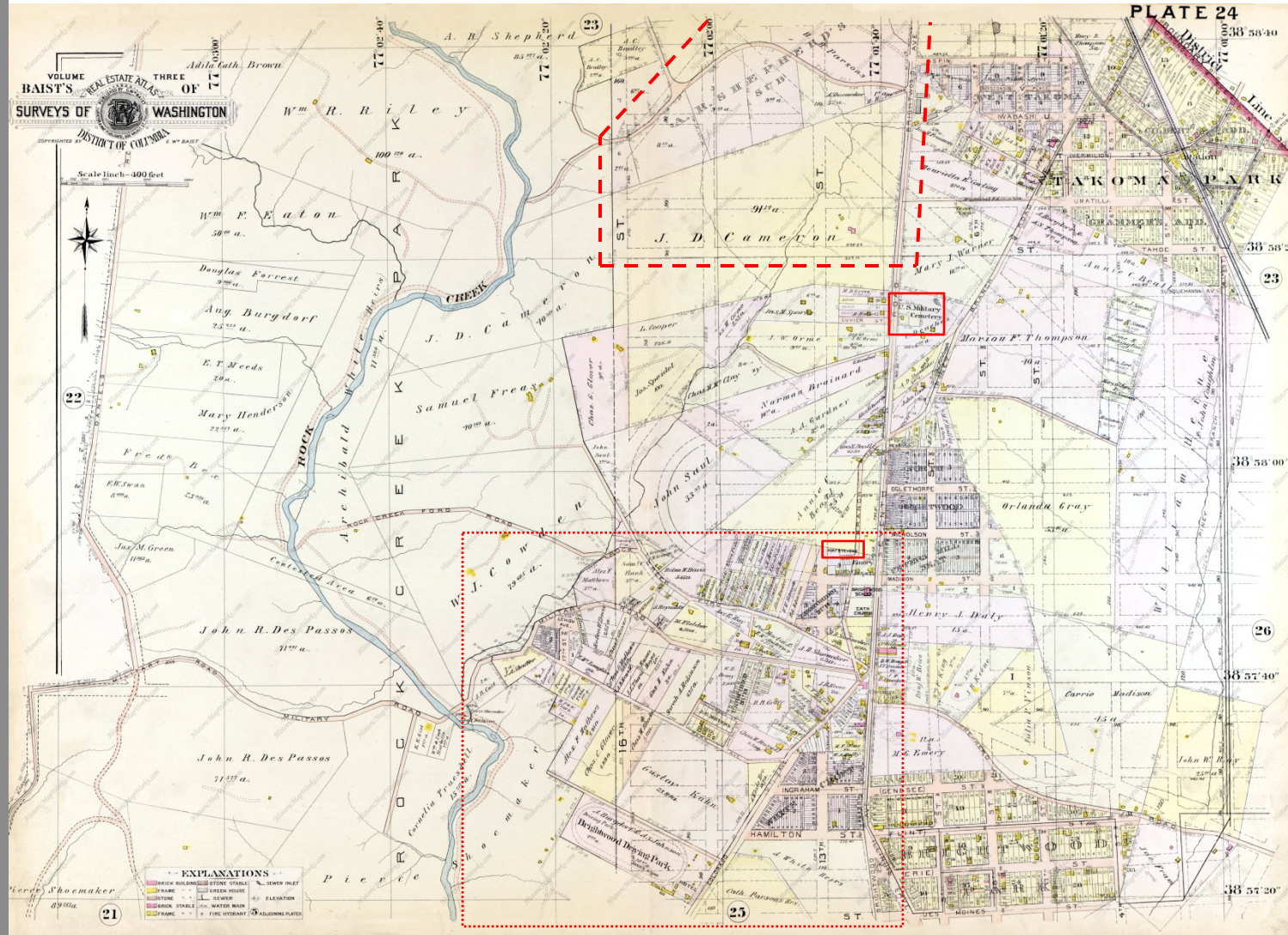




Analysis of Historic Significance

Archaeology:

Historic- Civil War
Battle of Fort Stevens





Analysis of Historic Significance

Archaeology:

Historic- Civil War

Battle of Fort Stevens





Analysis of Historic Significance

Buildings:

19, 21, 22, 25, 26, 29,
29A, 30, 35, 40, 41,
52, 53, 54, 57

Feature:

Fence and Gate Posts

Landscape:

Main Drive

Archaeology:

Historic- Civil War
Prehistoric

